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# TORONTO CMA

# JANUARY 1996

CMHC 2956

# TORONTO BRANCH
# LOCAL HOUSING MARKET REPORT
## JANUARY 1996


CANADA MORTGAGE
AND HOUSING CORPORATION

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### HIGHLIGHTS - January 1996

- Employment recovery in Toronto has paused
- Toronto housing starts bolstered by condo activity
- Canada housing starts drop - again
- Resale activity weakens, despite falling mortgage rates
- CMHC releases Spring 1996 Toronto Real Estate Forecast. A good spring market is expected.

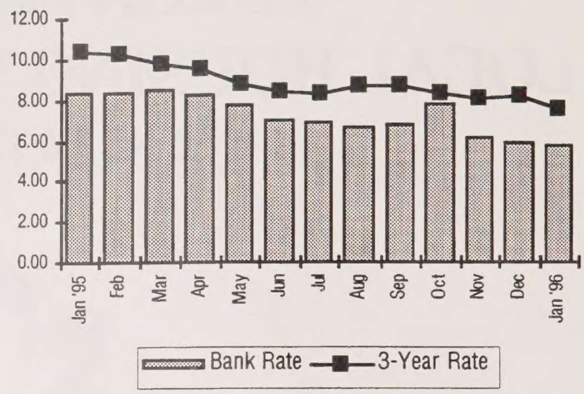
For further information concerning any of the contents of this report or for more information on housing, please contact the Market Analyst, Toronto Branch Market Analysis Department, (416) 789-8708

## ECONOMIC INDICATORS

Mortgage rates continue to slide. With additional declines in early February, rates have declined by more than a percentage point in the last three months. Housing activity will respond in the near future.

Employment in the Toronto CMA grew strongly during the second half of 1995. More recently, it appears that the recovery has paused. According to CMHC's Toronto Real Estate Forecast, 1996 will see continued recovery in the private sector, but down-sizing in government and related services will offset those gains.

**BANK RATE / 3-YEAR MORTGAGE RATE**
Monthly, 1995 - 1996




### ECONOMIC INDICATORS

| YEAR - MONTH | | INTEREST and EXCHANGE RATES (at month's end) Bank Rate | Mtge. Rate 3 Yr. Inst. | Exch. Rate ($Cdn/$US) | CPI All Items Toronto 1986=100 | NHPI Toronto 1986=100 | TORONTO and OSHAWA CMAs: EMPLOYMENT RATIO (%) Toronto | EMPLOYMENT RATIO (%) Oshawa | UNEMPLOYMENT RATE (%) Toronto | UNEMPLOYMENT RATE (%) Oshawa |
|---|---|---|---|---|---|---|---|---|---|---|
| 1995 | January | 8.38 | 10.36 | 70.68 | 134.0 | 137.8 | 61.2 | 65.4 | 9.0 | 7.1 |
| | February | 8.38 | 10.22 | 71.74 | 134.5 | 138.3 | 61.6 | 65.0 | 8.8 | 7.0 |
| | March | 8.47 | 9.70 | 72.59 | 134.6 | 138.7 | 61.8 | 64.3 | 8.7 | 7.2 |
| | April | 8.17 | 9.42 | 73.37 | 134.7 | 138.3 | 61.7 | 63.6 | 8.7 | 7.5 |
| | May | 7.71 | 8.73 | 73.02 | 135.4 | 138.2 | 61.4 | 63.6 | 8.9 | 7.7 |
| | June | 6.97 | 8.38 | 72.67 | 135.5 | 137.5 | 61.2 | 63.6 | 8.9 | 8.1 |
| | July | 6.87 | 8.18 | 73.52 | 135.6 | 138.0 | 61.3 | 63.3 | 8.9 | 8.9 |
| | August | 6.59 | 8.63 | 74.46 | 135.3 | 137.9 | 61.4 | 62.7 | 8.6 | 9.7 |
| | September | 6.71 | 8.63 | 74.01 | 135.8 | 137.9 | 61.5 | 62.4 | 8.5 | 10.2 |
| | October | 7.65 | 8.25 | 73.22 | 135.6 | 137.4 | 61.6 | 62.4 | 8.2 | 10.0 |
| | November | 6.07 | 8.00 | 73.62 | 135.8 | 136.9 | 61.8 | 61.6 | 7.9 | 9.9 |
| | December | 5.79 | 8.03 | 73.49 | 135.6 | 137.5 | 61.7 | 61.7 | 8.0 | 9.0 |
| **AVERAGE** | | **7.31** | **8.88** | **73.03** | **135.2** | **137.9** | **61.5** | **63.3** | **8.6** | **8.5** |
| 1996 | January | 5.74 | 7.50 | 72.63 | 135.9 | ___ | 61.4 | 61.4 | 8.3 | 8.3 |

SOURCE: Bank of Canada, CMHC, Statistics Canada
Note: Employment Ratios and Unemployment figures are seasonally-adjusted 3 month moving averages; NHPI excludes GST

## HOUSING STARTS SUMMARY

Housing starts in the Toronto Branch territory increased marginally in the month of January. Compared to a year ago, starts increased sharply in Peterborough County, Simcoe County, Hastings/Prince Edward and Metro Toronto. Starts increased slightly in York Region, and fell in the other regional municipalities.

### HOUSING STARTS - CMHC TORONTO BRANCH

| MONTH | SINGLES | | MULTIPLES | | TOTAL | | |
|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | 1995 | 1996 | 1995 | 1996 | Percent Change |
| January | 618 | 633 | 548 | 553 | 1,166 | 1,186 | +01.7% |
| February | 532 | | 732 | | 1,264 | | |
| March | 483 | | 947 | | 1,430 | | |
| April | 822 | | 919 | | 1,741 | | |
| May | 913 | | 618 | | 1,531 | | |
| June | 1,186 | | 844 | | 2,030 | | |
| July | 584 | | 635 | | 1,219 | | |
| August | 719 | | 875 | | 1,594 | | |
| September | 937 | | 1,007 | | 1,944 | | |
| October | 872 | | 483 | | 1,355 | | |
| November | 838 | | 1,428 | | 2,266 | | |
| December | 860 | | 1,344 | | 2,204 | | |
| **Total** | **9,364** | **633** | **10,380** | **553** | **19,744** | **1,186** | |

Source: CMHC

For the Toronto CMA, seasonally-adjusted housing starts fell slightly from the December level, but at 20,400 SAAR they remained above the 1995 average of 16,325. Condominium apartment starts have been strong for three consecutive months – in the last three months there have been more condo apartment starts (1,554) than for all of 1994 (1,332).

January 1996 starts were highest in North York (367), followed by Vaughan (101) and Markham (98).

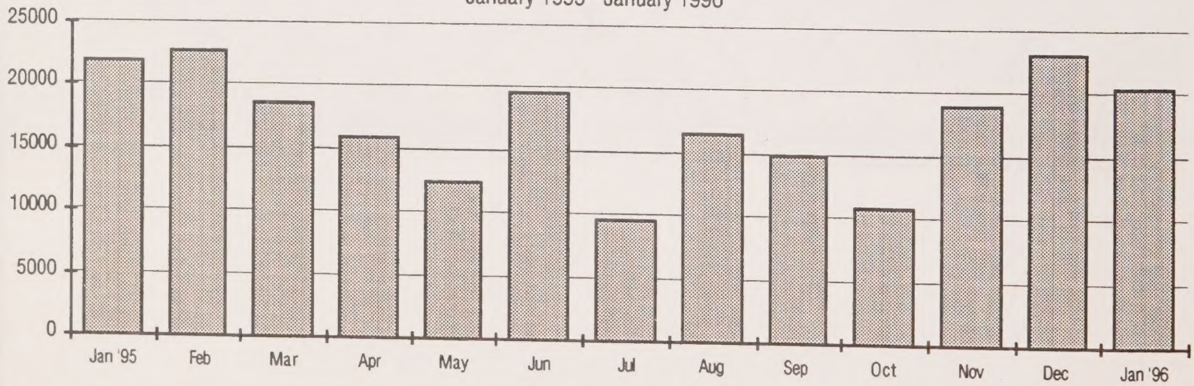
## STARTS IN THE TORONTO CMA
### 1995-1996

| | OWNERSHIP | | | | | RENTAL | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | Private | | Assisted | | Total | Total | GRAND | |
| | Single | Semi | Row | Row | Apt. | Row | Apt. | Row | Apt. | Row | Apt. | TOTAL | SAAR |
| **1995** | | | | | | | | | | | | | |
| Jan | 446 | 34 | 57 | 128 | 236 | 0 | 0 | 5 | 48 | 190 | 284 | 954 | 22000 |
| Feb | 456 | 2 | 221 | 25 | 300 | 0 | 0 | 0 | 175 | 246 | 475 | 1179 | 22700 |
| Mar | 375 | 34 | 154 | 22 | 563 | 0 | 0 | 0 | 154 | 176 | 717 | 1302 | 18700 |
| Apr | 669 | 130 | 352 | 42 | 139 | 0 | 0 | 0 | 221 | 394 | 360 | 1553 | 15900 |
| May | 687 | 98 | 95 | 72 | 50 | 0 | 0 | 0 | 100 | 167 | 150 | 1102 | 12500 |
| June | 875 | 80 | 169 | 14 | 224 | 0 | 0 | 0 | 261 | 183 | 485 | 1623 | 19700 |
| July | 391 | 40 | 21 | 229 | 0 | 0 | 2 | 0 | 229 | 250 | 231 | 912 | 9600 |
| Aug | 544 | 86 | 194 | 40 | 184 | 0 | 0 | 0 | 348 | 234 | 532 | 1396 | 16600 |
| Sep | 621 | 162 | 131 | 128 | 395 | 6 | 0 | 0 | 0 | 265 | 395 | 1443 | 15000 |
| Oct | 601 | 50 | 105 | 48 | 101 | 0 | 6 | 0 | 111 | 153 | 218 | 1022 | 10900 |
| Nov | 590 | 116 | 486 | 71 | 457 | 0 | 2 | 86 | 160 | 643 | 619 | 1968 | 19100 |
| Dec | 624 | 64 | 344 | 78 | 757 | 0 | 4 | 0 | 0 | 422 | 761 | 1871 | 23200 |
| **TOTAL** | **6879** | **896** | **2329** | **897** | **3406** | **6** | **14** | **91** | **1807** | **3323** | **5227** | **16325** | |
| **1996** | | | | | | | | | | | | | |
| Jan | 522 | 12 | 130 | 34 | 340 | 0 | 0 | 0 | 0 | 164 | 340 | 1038 | 20400 |
| **TOTAL** | **522** | **12** | **130** | **34** | **340** | **0** | **0** | **0** | **0** | **164** | **340** | **1038** | |

Source: CMHC

**HOUSING STARTS, TORONTO CMA, SEASONALLY ADJUSTED AT ANNUAL RATES**

January 1995 - January 1996



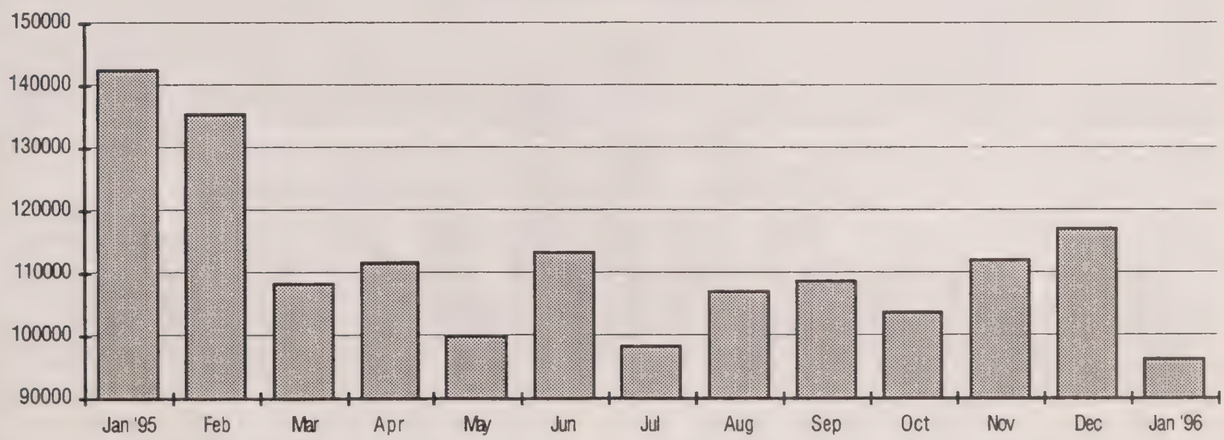
Canada-wide housing starts fell again in January, reversing the gains seen during October, November, and December. January 1996 starts fell to 96,300 SAAR, from the 117,200 SAAR recorded in December. The reduction was mainly for the multiple unit category, which tends to be volatile. Starts also fell in rural areas. Single starts improved slightly, continuing a very gradual recovery that began in August. January starts were 20,400 SAAR for Toronto, 12,300 SAAR for Vancouver, and 4,600 SAAR for Montréal.

### HOUSING STARTS - CANADA
**Dwelling Units Seasonally Adjusted at Annual Rates (SAAR)**

| YEAR/MONTH | URBAN AREAS | | | | | | OTHER AREAS (Quarterly) | GRAND TOTAL | Percent Change |
|---|---|---|---|---|---|---|---|---|---|
| | Singles | Percent Change | Multiples | Percent Change | Total | Percent Change | | | |
| **1995** | | | | | | | | | |
| January | 56,900 | -4.0% | 61,700 | 36.2% | 118,600 | 13.4% | 22,100 | 142,400 | 11.2% |
| February | 60,200 | 5.8% | 50,800 | -17.7% | 111,000 | -6.4% | 22,100 | 135,300 | -5.0% |
| March | 46,000 | -23.6% | 40,100 | -21.1% | 86,100 | -22.4% | 22,100 | 108,200 | -20.0% |
| April | 44,500 | -3.3% | 46,400 | 15.7% | 90,900 | 5.8% | 20,600 | 111,500 | 3.0% |
| May | 40,500 | -9.0% | 39,100 | -15.7% | 79,600 | -12.4% | 20,600 | 100,200 | -10.1% |
| June | 46,100 | 13.8% | 46,600 | 19.2% | 92,700 | 16.5% | 20,600 | 113,300 | 13.1% |
| July | 40,700 | -11.7% | 38,200 | -18.0% | 78,900 | -14.9% | 19,600 | 98,500 | -15.0% |
| August | 44,400 | 9.1% | 43,200 | 13.1% | 87,600 | 11.0% | 19,600 | 107,200 | 8.8% |
| September | 46,900 | 5.6% | 42,200 | 2.3% | 89,100 | 1.7% | 19,600 | 108,700 | 1.4% |
| October | 46,900 | 0.0% | 32,700 | -22.5% | 79,600 | -10.7% | 24,000 | 103,600 | -4.7% |
| November | 48,200 | 2.8% | 39,800 | 21.7% | 88,000 | 10.6% | 24,000 | 112,000 | 8.1% |
| December | 48,500 | 0.6% | 44,700 | 12.3% | 93,200 | 5.9% | 24,000 | 117,200 | 4.6% |
| **1996** | | | | | | | | | |
| January | 49,600 | 2.3% | 28,700 | -35.8% | 78,300 | -16.0% | 18,000 | 96,300 | -17.8% |

SOURCE: CMHC

**HOUSING STARTS - CANADA**
Seasonally Adjusted at Annual Rates



## NEW HOME SALES

Commencing with this issue, we are reporting new home sales at a "seasonally-adjusted annual rate", or SAAR.

On a SAAR basis, new home sales increased slightly in January, to 12,200 SAAR, but remained below the level recorded for all of last year (12,857 units). New home sales have not yet responded to lower interest rates.

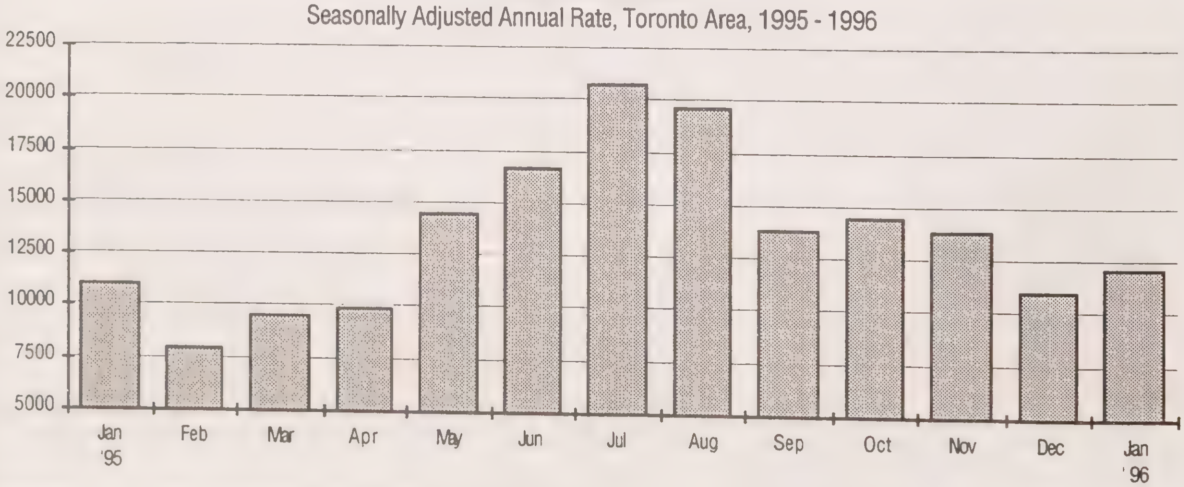
In January 1996, freehold sales were at 7,700 SAAR, below the pace recorded last year. Condominium sales, at 4,500 SAAR matched last year's rate. Actual sales (not seasonally adjusted) totaled 980 units. Sales were highest in Mississauga (146), followed by Brampton (91), Aurora (81), Pickering (77) and the City of Toronto (76).

### NEW HOME SALES - TORONTO AREA

| MONTH | FREEHOLD | | CONDOMINIUM | | TOTAL | | PERCENT CHANGE | SAAR | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | 1995 | 1996 | 1995 | 1996 | 1995-1996 | 1995 | 1996 |
| January | 493 | 665 | 372 | 315 | 865 | 980 | 13.3% | 11,000 | 12,200 |
| February | 586 | | 232 | | 818 | | | 8,000 | |
| March | 652 | | 360 | | 1,012 | | | 9,500 | |
| April | 636 | | 291 | | 927 | | | 9,900 | |
| May | 611 | | 453 | | 1,064 | | | 14,500 | |
| June | 789 | | 388 | | 1,177 | | | 16,700 | |
| July | 856 | | 350 | | 1,206 | | | 20,800 | |
| August | 824 | | 474 | | 1,298 | | | 19,700 | |
| September | 851 | | 381 | | 1,232 | | | 13,900 | |
| October | 957 | | 425 | | 1,382 | | | 14,500 | |
| November | 688 | | 484 | | 1,172 | | | 13,900 | |
| December | 447 | | 257 | | 704 | | | 11,000 | |
| **TOTAL** | **8,390** | | **4,467** | | **12,857** | | | | |

SOURCE: Greater Toronto Home Builders' Association, Housing Data Report, prepared by Brethour Research Associates Limited; seasonal adjustment by CMHC.

**NEW HOME SALES**
Seasonally Adjusted Annual Rate, Toronto Area, 1995 - 1996



## RESALE ACTIVITY

Commencing with this issue, we are reporting Toronto resales at a "seasonally-adjusted annual rate", or SAAR.

Resale activity in January 1996 was improved compared to a year ago, but looking at seasonally-adjusted data, the sales trend has slowed since a peak was reached last August. The average price has been reduced, but there is a normal seasonal pattern for lower prices during the early winter. As well, the dominance of first-time buyers in the market is causing a shift in activity towards the low end of the price spectrum. The sales-to-listings ratio continues to indicate a "Balanced Market", which implies that prices will be stable in the short term.

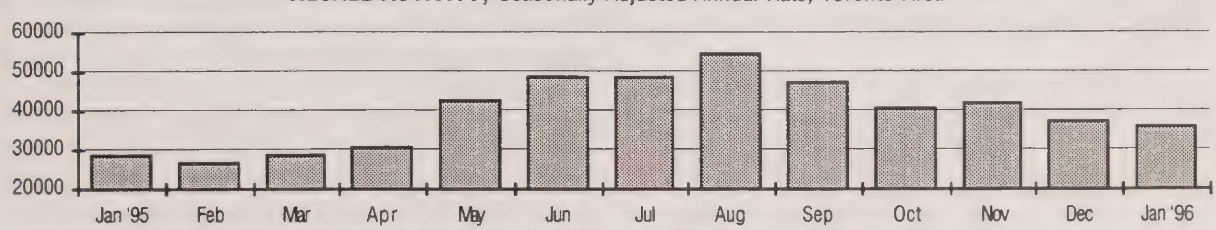
The Toronto Real Estate Forecast (available from CMHC's Toronto Branch) indicates that the sales trend will pick-up during the spring, in response to reductions in interest rates. During the spring, sales will reach a range of 40,000-45,000 SAAR. However, once interest rates stabilize, the market will slow, to a range of 30,000-35,000 SAAR in the second half of the year.

### RESALE ACTIVITY - TORONTO REAL ESTATE BOARD

| MONTH | 1995 | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Number of Sales | SAAR | Number Listings | Listing SA | Sales to Listings | Sales to Listings SA | Average Price | Median Price |
| January | 1,791 | 28,700 | 12,137 | 14,200 | 14.8% | 16.9% | $199,759 | $170,500 |
| February | 2,455 | 26,800 | 13,756 | 14,200 | 17.8% | 15.7% | $208,225 | $175,500 |
| March | 3,218 | 28,600 | 18,396 | 15,200 | 17.5% | 15.7% | $207,556 | $175,000 |
| April | 3,204 | 31,000 | 17,275 | 13,700 | 18.5% | 18.8% | $212,541 | $175,700 |
| May | 3,785 | 42,500 | 18,115 | 14,700 | 20.9% | 24.1% | $212,626 | $177,500 |
| June | 4,172 | 48,900 | 17,023 | 15,100 | 24.5% | 27.0% | $202,297 | $175,000 |
| July | 3,721 | 48,500 | 14,429 | 15,000 | 25.8% | 26.9% | $202,686 | $175,000 |
| August | 4,179 | 54,600 | 14,715 | 16,400 | 28.4% | 27.7% | $198,594 | $172,500 |
| September | 3,841 | 47,500 | 15,434 | 15,200 | 24.9% | 26.1% | $195,099 | $170,000 |
| October | 3,344 | 40,500 | 13,709 | 13,500 | 24.4% | 25.1% | $201,526 | $172,000 |
| November | 3,295 | 41,900 | 12,374 | 13,900 | 26.6% | 25.2% | $197,999 | $170,000 |
| December | 2,268 | 37,300 | 6,976 | 12,500 | 32.5% | 24.9% | $197,119 | $169,000 |
| **TOTAL Jan-Dec** | **39,273** | | | | | | **$203,028** | |
| **MONTH** | **1996** | | | | | | | |
| | **Number of Sales** | **SAAR** | **Number Listings** | **Listing SA** | **Sales to Listings** | **Sales to Listings SA** | **Average Price** | **Median Price** |
| January | 2,222 | 35,700 | 12,805 | 15,000 | 17.4% | 19.9% | $195,169 | $166,000 |

N.B. 1) New listings plus reruns
SOURCE: Toronto Real Estate Board; seasonal adjustment by CMHC.

**RESALE ACTIVITY**, Seasonally Adjusted Annual Rate, Toronto Area



## RESALE ACTIVITY - TORONTO BRANCH AREA

| REAL ESTATE BOARD | DECEMBER 1994 | | | DECEMBER 1995 | | | PERCENT CHANGE 1994-1995 | |
|---|---|---|---|---|---|---|---|---|
| | # of Sales | No. of Listings | Average Price | # of Sales | # of Listings | Average Price | # of Sales | Average Price |
| Bancroft District | 23 | 32 | $74,633 | 13 | 30 | $55,777 | -43.5 | -25.3 |
| Barrie and District | 85 | 172 | $137,058 | 77 | 197 | $130,217 | -9.4 | -5.0 |
| Brampton | 194 | 297 | $173,169 | 189 | 244 | $176,561 | -2.6 | 2.0 |
| Cobourg-Port Hope | 39 | 61 | $106,406 | 31 | 77 | $99,177 | -20.5 | -6.8 |
| Georgian Triangle | 43 | 136 | $104,958 | 45 | 126 | $118,312 | 4.7 | 12.7 |
| Haliburton District | 13 | 63 | $92,169 | 11 | 97 | $74,636 | -15.4 | -19.0 |
| Lindsay and District | 38 | 106 | $106,197 | 34 | 71 | $110,232 | -10.5 | 3.8 |
| Midland and Penetanguishene | 31 | 86 | $85,218 | 24 | 53 | $79,233 | -22.6 | -7.0 |
| Mississauga | 264 | 425 | $187,380 | n/a | n/a | n/a | n/a | n/a |
| Muskoka | 34 | 168 | $107,416 | 35 | 160 | $100,329 | 2.9 | -6.6 |
| Oakville-Milton | 102 | 164 | $221,802 | 104 | 144 | $228,388 | 2.0 | 3.0 |
| Orangeville and District | 28 | 53 | $142,809 | 29 | 52 | $169,412 | 3.6 | 18.6 |
| Orillia and District | 32 | 86 | $131,005 | 19 | 66 | $88,724 | -40.6 | -32.3 |
| Oshawa & District | 210 | 339 | $142,177 | 187 | 265 | $143,274 | -11.0 | 0.8 |
| Peterborough | 67 | 143 | $109,106 | 64 | 111 | $104,084 | -4.5 | -4.6 |
| Quinte & District | 75 | 129 | $103,677 | 45 | 150 | $106,927 | -40.0 | 3.1 |
| Toronto | 2324 | 3274 | $199,397 | 2268 | 3148 | $197,120 | -2.4 | -1.1 |

NB: 1) Only new listings are included in this table
2) Numbers should be treated with caution where a small number of sales are recorded

Source: CREA (The Canadian Real Estate Association)

### CMHC NEWS

The Toronto Branch has released the Spring 1996 Toronto Real Estate Forecast. The report predicts a good spring market. We should see the usual spring run-up in prices (3% is normal). With a shortage developing for listings, there is a small risk that prices could increase by more than the normal amount. The market will be slower in the second half of the year, as economic uncertainty will weigh on the market. There is a possibility of some price erosion in the second half of the year. CMHC predicts that 1996 will see: 38,000 sales (versus 39,273 in 1995), with an average price of $198,000 (compared to last year's $203,028).

Single copies of the Toronto Real Estate Forecast are available by contacting Beverly Doucette at (416) 789-8708. In addition, multiple copies are available at a price of $25 per hundred copies. This report is a great tool for educating clients - buyers and sellers - on Toronto's complex and dynamic housing scene.

Good news for Appraisers who attended CMHC'S 1996 Toronto Housing Outlook Conference!. The Appraisal Institute of Canada is awarding 3 auxiliary recertification credits for attendance at the Toronto Conference. Credits are also available for CMHC conferences in other locations.

## NEW RESIDENTIAL CONSTRUCTION ACTIVITY

### Introduction

The new residential construction statistics presented in this report are derived from the Starts and Completions Survey and the Market Absorption Survey conducted by Canada Mortgage and Housing Corporation (CMHC). They refer to self-contained dwelling units not designed for seasonal use.

The Starts and Completions Survey monitors the rate of starts and completions in Canada and the construction period of new dwellings on a monthly basis in urban areas with populations in excess of 10,000 persons. In addition, the survey also provides estimates of the total number of dwelling starts and completions in all provinces using a sample of areas with populations below 10,000 persons which are enumerated quarterly. This sample is then used to estimate the total number of new additions to the housing stock in each quarter for all provinces.

The Market Absorption Survey produces statistics to measure the rate at which units are sold or rented after they have been completed. This survey deals only with newly completed, self-contained dwellings which are not sold, or in the case of rental projects, rented at the time the dwellings are reported as completed in the Starts and Completions Survey. This survey is conducted monthly in Census Metropolitan Areas, large urban centres and Census Agglomerations with 50,000 or more persons.

It should be noted Burlington, Halton Hills, and Milton are not part of the CMHC Toronto Branch territory but are included to provide complete data for Halton Region and the Toronto CMA respectively. Brock and Hamilton Townships are not part of the National survey but are included to provide complete data for Durham Region and Northumberland County respectively. Mono Township, Scugog, Adjala-Tosontario, Brighton, Cavan, Fenelon Township, Hope Township, Laxton, Mariposa Township, Percy Township, Sturgeon Point, Carlow, Limerick, Rawdon, Faraday, and Hungerford are surveyed quarterly. A hyphen ("-") is inserted in the following tables in cases where data are not available.

Private rental units refer to privately initiated rental projects, including syndicated rental projects where condominium registration is intended. Assisted rental projects include all projects subsidized by either the federal and/or provincial governments, where at least some units are geared to households in need.

The accompanying definitions and maps have been provided to help clarify the information provided in the following tables. Should you require further assistance, please contact the Toronto Branch Market Analyst at (416) 789-8708.

### DEFINITIONS

**PENDING STARTS** refer to dwelling units where a building permit and/or National Housing Act (NHA) approval exists but construction has not started.

**STARTS** refer to units where construction has advanced to a stage where full (100%) footings are in place. In the case of multiple unit structures, this definition of a start applies to the entire structure.

**UNDER CONSTRUCTION** refers to the inventory of units currently being constructed. Under construction figures include current month starts and excludes current month completions.

**COMPLETIONS** Singles and Semis - occur when 90% or more of a structure has been completed. A structure may be considered to be complete and ready for occupancy when only seasonal deficiencies and/or minor infractions to building codes remain.

Row and Apartments - occur when 90% or more of the dwelling units within a structure are completed and ready for occupancy.

**COMPLETED & NOT ABSORBED** refers to newly constructed, completed units which have never been sold or rented.

**TOTAL SUPPLY** refers to the total supply of new units and includes pending starts, units under construction, and units that are completed but not absorbed.

**ABSORPTIONS** refer to newly completed units which have been sold or rented. The number of absorptions is obtained from a survey initiated when the structure is completed. Units sold or leased prior to construction are not considered as absorbed until the completion stage.*

* Condominium units are absorbed when a firm sale has been reported, even though the unit may not be actually occupied.
* Three and twelve month averages exclude the current month.

# SUMMARY TABLES

JANUARY HOUSING STARTS

| | SINGLES | | | MULTIPLES | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| CMHC TORONTO BRANCH | 618 | 633 | 2.4 | 548 | 553 | 0.9 | 1,166 | 1,186 | 1.7 |
| GREATER TORONTO AREA | 591 | 514 | -13.0 | 520 | 539 | 3.7 | 1,111 | 1,053 | -5.2 |
| TORONTO CMA: | 446 | 522 | 17.0 | 508 | 516 | 1.6 | 954 | 1,038 | 8.8 |
| METRO TORONTO: | 28 | 32 | 14.3 | 228 | 383 | 68.0 | 256 | 415 | 62.1 |
| Toronto City | 0 | 3 | N/A | 61 | 10 | -83.6 | 61 | 13 | -78.7 |
| East York | 2 | 0 | -100.0 | 0 | 0 | N/A | 2 | 0 | -100.0 |
| Etobicoke | 1 | 0 | -100.0 | 9 | 2 | -77.8 | 10 | 2 | -80.0 |
| North York | 8 | 11 | 37.5 | 156 | 356 | 128.2 | 164 | 367 | 123.8 |
| Scarborough | 17 | 18 | 5.9 | 0 | 15 | N/A | 17 | 33 | 94.1 |
| York City | 0 | 0 | N/A | 2 | 0 | -100.0 | 2 | 0 | -100.0 |
| YORK REGION: | 123 | 267 | 117.1 | 141 | 14 | -90.1 | 264 | 281 | 6.4 |
| Aurora | 8 | 14 | 75.0 | 0 | 0 | N/A | 8 | 14 | 75.0 |
| East Gwillimbury | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Georgina Island | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Georgina Township | 1 | 6 | 500.0 | 0 | 0 | N/A | 1 | 6 | 500.0 |
| King | 2 | 0 | -100.0 | 0 | 0 | N/A | 2 | 0 | -100.0 |
| Markham | 40 | 98 | 145.0 | 0 | 0 | N/A | 40 | 98 | 145.0 |
| Newmarket | 5 | 20 | 300.0 | 0 | 0 | N/A | 5 | 20 | 300.0 |
| Richmond Hill | 32 | 28 | -12.5 | 80 | 14 | -82.5 | 112 | 42 | -62.5 |
| Vaughan | 28 | 101 | 260.7 | 61 | 0 | -100.0 | 89 | 101 | 13.5 |
| Whitchurch-Stouffville | 7 | 0 | -100.0 | 0 | 0 | N/A | 7 | 0 | -100.0 |
| PEEL REGION: | 190 | 78 | -58.9 | 108 | 51 | -52.8 | 298 | 129 | -56.7 |
| Brampton | 62 | 23 | -62.9 | 20 | 23 | 15.0 | 82 | 46 | -43.9 |
| Caledon | 42 | 22 | -47.6 | 0 | 0 | N/A | 42 | 22 | -47.6 |
| Mississauga | 86 | 33 | -61.6 | 88 | 28 | -68.2 | 174 | 61 | -64.9 |
| HALTON REGION: | 67 | 25 | -62.7 | 9 | 20 | 122.2 | 76 | 45 | -40.8 |
| Burlington ** | 19 | 9 | -52.6 | 9 | 0 | -100.0 | 28 | 9 | -67.9 |
| Halton Hills** | 15 | 9 | -40.0 | 0 | 0 | N/A | 15 | 9 | -40.0 |
| Milton** | 3 | 0 | -100.0 | 0 | 0 | N/A | 3 | 0 | -100.0 |
| Oakville | 30 | 7 | -76.7 | 0 | 20 | N/A | 30 | 27 | -10.0 |
| REST OF TORONTO CMA: | 57 | 129 | 126.3 | 31 | 48 | 54.8 | 88 | 177 | 101.1 |
| Ajax | 2 | 24 | 1100.0 | 0 | 48 | N/A | 2 | 72 | 3500.0 |
| Bradford West Gwillimbury | 2 | 16 | 700.0 | 0 | 0 | N/A | 2 | 16 | 700.0 |
| Orangeville | 5 | 69 | 1280.0 | 0 | 0 | N/A | 5 | 69 | 1280.0 |
| Pickering | 43 | 11 | -74.4 | 24 | 0 | -100.0 | 67 | 11 | -83.6 |
| New Tecumseth | 3 | 2 | -33.3 | 7 | 0 | -100.0 | 10 | 2 | -80.0 |
| Uxbridge | 2 | 7 | 250.0 | 0 | 0 | N/A | 2 | 7 | 250.0 |
| Mono Township ** | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| DURHAM REGION: | 183 | 112 | -38.8 | 34 | 71 | 108.8 | 217 | 183 | -15.7 |
| OSHAWA CMA: | 136 | 48 | -64.7 | 10 | 8 | -20.0 | 146 | 56 | -61.6 |
| Oshawa City | 60 | 8 | -86.7 | 0 | 8 | N/A | 60 | 16 | -73.3 |
| Clarington | 17 | 28 | 64.7 | 10 | 0 | -100.0 | 27 | 28 | 3.7 |
| Whitby | 59 | 12 | -79.7 | 0 | 0 | N/A | 59 | 12 | -79.7 |
| REST OF DURHAM: | 47 | 42 | -10.6 | 24 | 48 | 100.0 | 71 | 90 | 26.8 |
| Ajax | 2 | 24 | 1100.0 | 0 | 48 | N/A | 2 | 72 | 3500.0 |
| Brock | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Pickering | 43 | 11 | -74.4 | 24 | 0 | -100.0 | 67 | 11 | -83.6 |
| Scugog | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Uxbridge | 2 | 7 | 250.0 | 0 | 0 | N/A | 2 | 7 | 250.0 |
| SIMCOE COUNTY: | 38 | 67 | 76.3 | 7 | 14 | 100.0 | 45 | 81 | 80.0 |
| BARRIE CA: | 21 | 44 | 109.5 | 0 | 14 | N/A | 21 | 58 | 176.2 |
| Barrie City | 18 | 40 | 122.2 | 0 | 14 | N/A | 18 | 54 | 200.0 |
| Innisfil | 2 | 3 | 50.0 | 0 | 0 | N/A | 2 | 3 | 50.0 |
| Springwater Township | 1 | 1 | 0.0 | 0 | 0 | N/A | 1 | 1 | 0.0 |
| COLLINGWOOD | 2 | 0 | -100.0 | 0 | 0 | N/A | 2 | 0 | -100.0 |
| MIDLAND CA: | 4 | 5 | 25.0 | 0 | 0 | N/A | 4 | 5 | 25.0 |
| Midland Town | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Penetanguishene | 1 | 4 | 300.0 | 0 | 0 | N/A | 1 | 4 | 300.0 |
| Christian Island | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Tay Township | 2 | 1 | -50.0 | 0 | 0 | N/A | 2 | 1 | -50.0 |
| Tiny Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |

JANUARY HOUSING STARTS

| | SINGLES | | | MULTIPLES | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| ORILLIA CA: | 6 | 0 | -100.0 | 0 | 0 | N/A | 6 | 0 | -100.0 |
| Orillia City | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Severn Township | 6 | 0 | -100.0 | 0 | 0 | N/A | 6 | 0 | -100.0 |
| REST OF SIMCOE COUNTY: | 5 | 18 | 260.0 | 7 | 0 | -100.0 | 12 | 18 | 50.0 |
| Adjala-Tosontario Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Bradford West Gwillimbury | 2 | 16 | 700.0 | 0 | 0 | N/A | 2 | 16 | 700.0 |
| New Tecumseth | 3 | 2 | -33.3 | 7 | 0 | -100.0 | 10 | 2 | -80.0 |
| MUSKOKA DISTRICT: | 4 | 1 | -75.0 | 2 | 0 | -100.0 | 6 | 1 | -83.3 |
| Bracebridge | 0 | 0 | N/A | 2 | 0 | -100.0 | 2 | 0 | -100.0 |
| Gravenhurst | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Huntsville | 4 | 1 | -75.0 | 0 | 0 | N/A | 4 | 1 | -75.0 |
| VICTORIA/HALIBURTON: | 0 | 1 | N/A | 4 | 0 | -100.0 | 4 | 1 | -75.0 |
| LINDSAY CA: | 0 | 1 | N/A | 4 | 0 | -100.0 | 4 | 1 | -75.0 |
| Lindsay Town | 0 | 1 | N/A | 4 | 0 | -100.0 | 4 | 1 | -75.0 |
| Ops Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| REST OF VICTORIA/HALIBURTON | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Fenelon Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Laxton Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Mariposa Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Sturgeon Point Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| PETERBOROUGH COUNTY: | 6 | 6 | 0.0 | 0 | 15 | N/A | 6 | 21 | 250.0 |
| PETERBOROUGH CA: | 6 | 6 | 0.0 | 0 | 15 | N/A | 6 | 21 | 250.0 |
| Peterborough City | 4 | 4 | 0.0 | 0 | 15 | N/A | 4 | 19 | 375.0 |
| Dummer Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Douro Township | 1 | 1 | 0.0 | 0 | 0 | N/A | 1 | 1 | 0.0 |
| Ennismore Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Indian Reserves 35&36 | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Lakefield | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| North Monaghan Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Otonabee Township | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| Smith Township | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| REST OF PETERBOROUGH COUNTY | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Cavan Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| NORTHUMBERLAND COUNTY: | 7 | 8 | 14.3 | 24 | 0 | -100.0 | 31 | 8 | -74.2 |
| COBOURG | 6 | 7 | 16.7 | 24 | 0 | -100.0 | 30 | 7 | -76.7 |
| REST OF NORTHUMBERLAND: | 1 | 1 | 0.0 | 0 | 0 | N/A | 1 | 1 | 0.0 |
| Port Hope | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Murray Township | 1 | 1 | 0.0 | 0 | 0 | N/A | 1 | 1 | 0.0 |
| Brighton Town | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Hope Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Percy Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Hamilton Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| HASTINGS/PRINCE EDWARD: | 4 | 7 | 75.0 | 0 | 0 | N/A | 4 | 7 | 75.0 |
| BELLEVILLE CA: | 5 | 8 | 60.0 | 0 | 0 | N/A | 5 | 8 | 60.0 |
| Belleville City | 0 | 3 | N/A | 0 | 0 | N/A | 0 | 3 | N/A |
| Ameliasburgh Township | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Frankford Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Murray Township | 1 | 1 | 0.0 | 0 | 0 | N/A | 1 | 1 | 0.0 |
| Sidney Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Stirling Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Thurlow Township | 2 | 4 | 100.0 | 0 | 0 | N/A | 2 | 4 | 100.0 |
| Trenton City | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| REST OF HASTINGS: | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Carlow, Limerick & Rawdon | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Faraday Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Hungerford Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |

**NOTICE TO OUR LOCAL HOUSING MARKET REPORT TABLE SUBSCRIBERS**

We have noticed an error in our tables for January and February 1996 affecting the 1996 figures for Durham Region and the Greater Toronto Area. The amended tables are attached. It should be noted that the figures for the Greater Toronto Region and Durham Region have been reduced.

JANUARY HOUSING STARTS

| | SINGLES | | | MULTIPLES | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| CMHC TORONTO BRANCH | 618 | 633 | 2.4 | 548 | 553 | 0.9 | 1,166 | 1,186 | 1.7 |
| GREATER TORONTO AREA | 591 | 492 | -16.8 | 520 | 524 | 0.8 | 1,111 | 1,016 | -8.6 |
| TORONTO CMA: | 446 | 522 | 17.0 | 508 | 516 | 1.6 | 954 | 1,038 | 8.8 |
| METRO TORONTO: | 28 | 32 | 14.3 | 228 | 383 | 68.0 | 256 | 415 | 62.1 |
| Toronto City | 0 | 3 | N/A | 61 | 10 | -83.6 | 61 | 13 | -78.7 |
| East York | 2 | 0 | -100.0 | 0 | 0 | N/A | 2 | 0 | -100.0 |
| Etobicoke | 1 | 0 | -100.0 | 9 | 2 | -77.8 | 10 | 2 | -80.0 |
| North York | 8 | 11 | 37.5 | 156 | 356 | 128.2 | 164 | 367 | 123.8 |
| Scarborough | 17 | 18 | 5.9 | 0 | 15 | N/A | 17 | 33 | 94.1 |
| York City | 0 | 0 | N/A | 2 | 0 | -100.0 | 2 | 0 | -100.0 |
| YORK REGION: | 123 | 267 | 117.1 | 141 | 14 | -90.1 | 264 | 281 | 6.4 |
| Aurora | 8 | 14 | 75.0 | 0 | 0 | N/A | 8 | 14 | 75.0 |
| East Gwillimbury | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Georgina Island | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Georgina Township | 1 | 6 | 500.0 | 0 | 0 | N/A | 1 | 6 | 500.0 |
| King | 2 | 0 | -100.0 | 0 | 0 | N/A | 2 | 0 | -100.0 |
| Markham | 40 | 98 | 145.0 | 0 | 0 | N/A | 40 | 98 | 145.0 |
| Newmarket | 5 | 20 | 300.0 | 0 | 0 | N/A | 5 | 20 | 300.0 |
| Richmond Hill | 32 | 28 | -12.5 | 80 | 14 | -82.5 | 112 | 42 | -62.5 |
| Vaughan | 28 | 101 | 260.7 | 61 | 0 | -100.0 | 89 | 101 | 13.5 |
| Whitchurch-Stouffville | 7 | 0 | -100.0 | 0 | 0 | N/A | 7 | 0 | -100.0 |
| PEEL REGION: | 190 | 78 | -58.9 | 108 | 51 | -52.8 | 298 | 129 | -56.7 |
| Brampton | 62 | 23 | -62.9 | 20 | 23 | 15.0 | 82 | 46 | -43.9 |
| Caledon | 42 | 22 | -47.6 | 0 | 0 | N/A | 42 | 22 | -47.6 |
| Mississauga | 86 | 33 | -61.6 | 88 | 28 | -68.2 | 174 | 61 | -64.9 |
| HALTON REGION: | 67 | 25 | -62.7 | 9 | 20 | 122.2 | 76 | 45 | -40.8 |
| Burlington ** | 19 | 9 | -52.6 | 9 | 0 | -100.0 | 28 | 9 | -67.9 |
| Halton Hills** | 15 | 9 | -40.0 | 0 | 0 | N/A | 15 | 9 | -40.0 |
| Milton** | 3 | 0 | -100.0 | 0 | 0 | N/A | 3 | 0 | -100.0 |
| Oakville | 30 | 7 | -76.7 | 0 | 20 | N/A | 30 | 27 | -10.0 |
| REST OF TORONTO CMA: | 57 | 129 | 126.3 | 31 | 48 | 54.8 | 88 | 177 | 101.1 |
| Ajax | 2 | 24 | 1100.0 | 0 | 48 | N/A | 2 | 72 | 3500.0 |
| Bradford West Gwillimbury | 2 | 16 | 700.0 | 0 | 0 | N/A | 2 | 16 | 700.0 |
| Orangeville | 5 | 69 | 1280.0 | 0 | 0 | N/A | 5 | 69 | 1280.0 |
| Pickering | 43 | 11 | -74.4 | 24 | 0 | -100.0 | 67 | 11 | -83.6 |
| New Tecumseth | 3 | 2 | -33.3 | 7 | 0 | -100.0 | 10 | 2 | -80.0 |
| Uxbridge | 2 | 7 | 250.0 | 0 | 0 | N/A | 2 | 7 | 250.0 |
| Mono Township ** | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| DURHAM REGION: | 183 | 90 | -50.8 | 34 | 56 | 64.7 | 217 | 146 | -32.7 |
| OSHAWA CMA: | 136 | 48 | -64.7 | 10 | 8 | -20.0 | 146 | 56 | -61.6 |
| Oshawa City | 60 | 8 | -86.7 | 0 | 8 | N/A | 60 | 16 | -73.3 |
| Clarington | 17 | 28 | 64.7 | 10 | 0 | -100.0 | 27 | 28 | 3.7 |
| Whitby | 59 | 12 | -79.7 | 0 | 0 | N/A | 59 | 12 | -79.7 |
| REST OF DURHAM: | 47 | 42 | -10.6 | 24 | 48 | 100.0 | 71 | 90 | 26.8 |
| Ajax | 2 | 24 | 1100.0 | 0 | 48 | N/A | 2 | 72 | 3500.0 |
| Brock | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Pickering | 43 | 11 | -74.4 | 24 | 0 | -100.0 | 67 | 11 | -83.6 |
| Scugog | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Uxbridge | 2 | 7 | 250.0 | 0 | 0 | N/A | 2 | 7 | 250.0 |
| SIMCOE COUNTY: | 38 | 67 | 76.3 | 7 | 14 | 100.0 | 45 | 81 | 80.0 |
| BARRIE CA: | 21 | 44 | 109.5 | 0 | 14 | N/A | 21 | 58 | 176.2 |
| Barrie City | 18 | 40 | 122.2 | 0 | 14 | N/A | 18 | 54 | 200.0 |
| Innisfil | 2 | 3 | 50.0 | 0 | 0 | N/A | 2 | 3 | 50.0 |
| Springwater Township | 1 | 1 | 0.0 | 0 | 0 | N/A | 1 | 1 | 0.0 |
| COLLINGWOOD | 2 | 0 | -100.0 | 0 | 0 | N/A | 2 | 0 | -100.0 |
| MIDLAND CA: | 4 | 5 | 25.0 | 0 | 0 | N/A | 4 | 5 | 25.0 |
| Midland Town | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Penetanguishene | 1 | 4 | 300.0 | 0 | 0 | N/A | 1 | 4 | 300.0 |
| Christian Island | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Tay Township | 2 | 1 | -50.0 | 0 | 0 | N/A | 2 | 1 | -50.0 |
| Tiny Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |

JANUARY HOUSING STARTS

| | SINGLES | | | MULTIPLES | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| ORILLIA CA: | 6 | 0 | -100.0 | 0 | 0 | N/A | 6 | 0 | -100.0 |
| Orillia City | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Severn Township | 6 | 0 | -100.0 | 0 | 0 | N/A | 6 | 0 | -100.0 |
| REST OF SIMCOE COUNTY: | 5 | 18 | 260.0 | 7 | 0 | -100.0 | 12 | 18 | 50.0 |
| Adjala-Tosontario Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Bradford West Gwillimbury | 2 | 16 | 700.0 | 0 | 0 | N/A | 2 | 16 | 700.0 |
| New Tecumseth | 3 | 2 | -33.3 | 7 | 0 | -100.0 | 10 | 2 | -80.0 |
| MUSKOKA DISTRICT: | 4 | 1 | -75.0 | 2 | 0 | -100.0 | 6 | 1 | -83.3 |
| Bracebridge | 0 | 0 | N/A | 2 | 0 | -100.0 | 2 | 0 | -100.0 |
| Gravenhurst | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Huntsville | 4 | 1 | -75.0 | 0 | 0 | N/A | 4 | 1 | -75.0 |
| VICTORIA/HALIBURTON: | 0 | 1 | N/A | 4 | 0 | -100.0 | 4 | 1 | -75.0 |
| LINDSAY CA: | 0 | 1 | N/A | 4 | 0 | -100.0 | 4 | 1 | -75.0 |
| Lindsay Town | 0 | 1 | N/A | 4 | 0 | -100.0 | 4 | 1 | -75.0 |
| Ops Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| REST OF VICTORIA/HALIBURTON | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Fenelon Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Laxton Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Mariposa Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Sturgeon Point Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| PETERBOROUGH COUNTY: | 6 | 6 | 0.0 | 0 | 15 | N/A | 6 | 21 | 250.0 |
| PETERBOROUGH CA: | 6 | 6 | 0.0 | 0 | 15 | N/A | 6 | 21 | 250.0 |
| Peterborough City | 4 | 4 | 0.0 | 0 | 15 | N/A | 4 | 19 | 375.0 |
| Dummer Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Douro Township | 1 | 1 | 0.0 | 0 | 0 | N/A | 1 | 1 | 0.0 |
| Ennismore Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Indian Reserves 35&36 | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Lakefield | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| North Monaghan Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Otonabee Township | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| Smith Township | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| REST OF PETERBOROUGH COUNTY | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Cavan Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| NORTHUMBERLAND COUNTY: | 7 | 8 | 14.3 | 24 | 0 | -100.0 | 31 | 8 | 74.2 |
| COBOURG | 6 | 7 | 16.7 | 24 | 0 | -100.0 | 30 | 7 | -76.7 |
| REST OF NORTHUMBERLAND: | 1 | 1 | 0.0 | 0 | 0 | N/A | 1 | 1 | 0.0 |
| Port Hope | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Murray Township | 1 | 1 | 0.0 | 0 | 0 | N/A | 1 | 1 | 0.0 |
| Brighton Town | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Hope Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Percy Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Hamilton Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| HASTINGS/PRINCE EDWARD: | 4 | 7 | 75.0 | 0 | 0 | N/A | 4 | 7 | 75.0 |
| BELLEVILLE CA: | 5 | 8 | 60.0 | 0 | 0 | N/A | 5 | 8 | 60.0 |
| Belleville City | 0 | 3 | N/A | 0 | 0 | N/A | 0 | 3 | N/A |
| Ameliasburgh Township | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Frankford Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Murray Township | 1 | 1 | 0.0 | 0 | 0 | N/A | 1 | 1 | 0.0 |
| Sidney Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Stirling Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Thurlow Township | 2 | 4 | 100.0 | 0 | 0 | N/A | 2 | 4 | 100.0 |
| Trenton City | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| REST OF HASTINGS: | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Carlow, Limerick & Rawdon | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Faraday Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Hungerford Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |

JANUARY 1996

| CMHC TORONTO BRANCH | | OWNERSHIP FREEHOLD SINGLE | FREEHOLD SEMI | FREEHOLD ROW | CONDOMINIUM ROW | CONDOMINIUM APT | RENTAL PRIVATE ROW | PRIVATE APT | ASSISTED ROW | ASSISTED APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 2672 | 367 | 510 | 169 | 1061 | 0 | 55 | 19 | 520 | 698 | 1636 | 5373 |
| STARTS | - Current Month | 633 | 26 | 138 | 49 | 340 | 0 | 0 | 0 | 0 | 187 | 340 | 1186 |
| | - Year-To-Date 1996 | 633 | 26 | 138 | 49 | 340 | 0 | 0 | 0 | 0 | 187 | 340 | 1186 |
| | - Year-To-Date 1995 | 618 | 40 | 67 | 128 | 260 | 0 | 0 | 5 | 48 | 200 | 308 | 1166 |
| Under Construction | - 1996 | 4923 | 568 | 1584 | 772 | 3629 | 0 | 166 | 86 | 2347 | 2442 | 6142 | 14075 |
| | - 1995 | 6090 | 572 | 767 | 742 | 2013 | 0 | 108 | 96 | 2298 | 1605 | 4419 | 12686 |
| COMPLETIONS | - Current Month | 831 | 98 | 182 | 6 | 484 | 6 | 18 | 0 | 27 | 194 | 529 | 1652 |
| | - Year-To-Date 1996 | 831 | 98 | 182 | 6 | 484 | 6 | 18 | 0 | 27 | 194 | 529 | 1652 |
| | - Year-To-Date 1995 | 988 | 82 | 174 | 78 | 223 | 0 | 1 | 8 | 656 | 260 | 880 | 2210 |
| Completed & Not Absorbed | - 1996 | 706 | 177 | 91 | 66 | 690 | 0 | 11 | 0 | 16 | 157 | 717 | 1757 |
| | - 1995 | 646 | 101 | 81 | 85 | 788 | 0 | 51 | 2 | 108 | 168 | 947 | 1862 |
| Total Supply | - 1996 | 8301 | 1112 | 2185 | 1007 | 5380 | 0 | 232 | 105 | 2883 | 3297 | 8495 | 21205 |
| | - 1995 | 9224 | 859 | 1094 | 1064 | 3724 | 0 | 228 | 184 | 3463 | 2342 | 7415 | 19840 |
| Absorptions | - Current Month | 827 | 82 | 173 | 13 | 511 | 6 | 10 | 0 | 15 | 192 | 536 | 1637 |
| | - 3 Month Average | 804 | 87 | 175 | 68 | 111 | 0 | 9 | 1 | 108 | 244 | 228 | 1363 |
| | - 12 Month Average | 874 | 81 | 161 | 74 | 138 | 0 | 30 | 8 | 204 | 243 | 372 | 1570 |

GREATER TORONTO AREA

| | | SINGLE | SEMI | ROW | CONDO ROW | CONDO APT | PRIVATE ROW | PRIVATE APT | ASSISTED ROW | ASSISTED APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 2518 | 383 | 647 | 169 | 1061 | 0 | 69 | 19 | 520 | 835 | 1650 | 5386 |
| STARTS | - Current Month | 492 | 12 | 138 | 34 | 340 | 0 | 0 | 0 | 0 | 172 | 340 | 1016 |
| | - Year-To-Date 1996 | 492 | 12 | 138 | 34 | 340 | 0 | 0 | 0 | 0 | 172 | 340 | 1016 |
| | - Year-To-Date 1995 | 591 | 34 | 69 | 128 | 236 | 0 | 0 | 5 | 48 | 202 | 284 | 1111 |
| Under Construction | - 1996 | 4170 | 506 | 1649 | 820 | 3550 | 0 | 48 | 86 | 2235 | 2555 | 5833 | 13064 |
| | - 1995 | 5479 | 570 | 851 | 907 | 1932 | 0 | 50 | 83 | 2262 | 1841 | 4244 | 12134 |
| COMPLETIONS | - Current Month | 625 | 78 | 123 | 12 | 484 | 6 | 18 | 0 | 27 | 141 | 529 | 1373 |
| | - Year-To-Date 1996 | 625 | 78 | 123 | 12 | 484 | 6 | 18 | 0 | 27 | 141 | 529 | 1373 |
| | - Year-To-Date 1995 | 861 | 82 | 172 | 94 | 215 | 0 | 0 | 8 | 656 | 274 | 871 | 2088 |
| Completed & Not Absorbed | - 1996 | 577 | 150 | 60 | 76 | 707 | 0 | 11 | 0 | 16 | 136 | 734 | 1597 |
| | - 1995 | 419 | 91 | 71 | 68 | 806 | 0 | 42 | 54 | 130 | 193 | 978 | 1681 |
| Total Supply | - 1996 | 7265 | 1039 | 2356 | 1065 | 5318 | 0 | 128 | 105 | 2771 | 3526 | 8217 | 20047 |
| | - 1995 | 8214 | 863 | 1283 | 1212 | 3661 | 0 | 109 | 223 | 3449 | 2718 | 7219 | 19014 |
| Absorptions | - Current Month | 637 | 64 | 141 | 16 | 509 | 6 | 10 | 0 | 15 | 163 | 534 | 1398 |
| | - 3 Month Average | 663 | 72 | 165 | 79 | 135 | 0 | 6 | 1 | 108 | 245 | 249 | 1229 |
| | - 12 Month Average | 755 | 75 | 157 | 88 | 141 | 0 | 23 | 12 | 206 | 257 | 370 | 1457 |

TORONTO CMA

| | | SINGLE | SEMI | ROW | CONDO ROW | CONDO APT | PRIVATE ROW | PRIVATE APT | ASSISTED ROW | ASSISTED APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 2271 | 361 | 462 | 169 | 1061 | 0 | 9 | 19 | 520 | 650 | 1590 | 4872 |
| STARTS | - Current Month | 522 | 12 | 130 | 34 | 340 | 0 | 0 | 0 | 0 | 164 | 340 | 1038 |
| | - Year-To-Date 1996 | 522 | 12 | 130 | 34 | 340 | 0 | 0 | 0 | 0 | 164 | 340 | 1038 |
| | - Year-To-Date 1995 | 446 | 34 | 57 | 128 | 236 | 0 | 0 | 5 | 48 | 190 | 284 | 954 |
| Under Construction | - 1996 | 3773 | 496 | 1549 | 696 | 3550 | 0 | 48 | 86 | 2187 | 2331 | 5785 | 12385 |
| | - 1995 | 4924 | 538 | 808 | 669 | 1932 | 0 | 46 | 83 | 2168 | 1560 | 4146 | 11168 |
| COMPLETIONS | - Current Month | 598 | 80 | 90 | 6 | 484 | 6 | 18 | 0 | 0 | 102 | 502 | 1282 |
| | - Year-To-Date 1996 | 598 | 80 | 90 | 6 | 484 | 6 | 18 | 0 | 0 | 102 | 502 | 1282 |
| | - Year-To-Date 1995 | 772 | 76 | 146 | 67 | 215 | 0 | 0 | 0 | 656 | 213 | 871 | 1932 |
| Completed & Not Absorbed | - 1996 | 529 | 150 | 46 | 51 | 670 | 0 | 10 | 0 | 4 | 97 | 684 | 1460 |
| | - 1995 | 369 | 89 | 38 | 66 | 748 | 0 | 41 | 2 | 108 | 106 | 897 | 1461 |
| Total Supply | - 1996 | 6573 | 1007 | 2057 | 916 | 5281 | 0 | 67 | 105 | 2711 | 3078 | 8059 | 18717 |
| | - 1995 | 7095 | 763 | 1004 | 972 | 3603 | 0 | 104 | 171 | 3294 | 2147 | 7001 | 17006 |
| Absorptions | - Current Month | 593 | 67 | 109 | 12 | 508 | 6 | 10 | 0 | 0 | 127 | 518 | 1305 |
| | - 3 Month Average | 601 | 69 | 148 | 66 | 109 | 0 | 4 | 1 | 104 | 215 | 217 | 1102 |
| | - 12 Month Average | 674 | 71 | 142 | 68 | 133 | 0 | 23 | 7 | 195 | 217 | 351 | 1313 |

JANUARY 1996

| HALTON REGION | | OWNERSHIP: FREEHOLD SINGLE | FREEHOLD SEMI | FREEHOLD ROW | CONDOMINIUM ROW | CONDOMINIUM APT | RENTAL: PRIVATE ROW | PRIVATE APT | ASSISTED ROW | ASSISTED APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 145 | 24 | 188 | 28 | 0 | 0 | 60 | 0 | 0 | 216 | 60 | 445 |
| STARTS | - Current Month | 25 | 0 | 0 | 20 | 0 | 0 | 0 | 0 | 0 | 20 | 0 | 45 |
| | - Year-To-Date 1996 | 25 | 0 | 0 | 20 | 0 | 0 | 0 | 0 | 0 | 20 | 0 | 45 |
| | - Year-To-Date 1995 | 67 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 0 | 76 |
| Under Construction | - 1996 | 386 | 12 | 169 | 164 | 0 | 0 | 0 | 0 | 0 | 333 | 0 | 731 |
| | - 1995 | 563 | 30 | 263 | 259 | 0 | 0 | 0 | 55 | 59 | 577 | 59 | 1229 |
| COMPLETIONS | - Current Month | 34 | 0 | 31 | 6 | 0 | 0 | 0 | 0 | 0 | 37 | 0 | 71 |
| | - Year-To-Date 1996 | 34 | 0 | 31 | 6 | 0 | 0 | 0 | 0 | 0 | 37 | 0 | 71 |
| | - Year-To-Date 1995 | 59 | 8 | 47 | 25 | 0 | 0 | 0 | 0 | 0 | 72 | 0 | 139 |
| Completed & Not Absorbed | - 1996 | 35 | 5 | 2 | 20 | 25 | 0 | 0 | 0 | 1 | 22 | 26 | 88 |
| | - 1995 | 22 | 9 | 16 | 9 | 53 | 0 | 0 | 54 | 24 | 79 | 77 | 187 |
| Total Supply | - 1996 | 566 | 41 | 359 | 212 | 25 | 0 | 60 | 0 | 1 | 571 | 86 | 1264 |
| | - 1995 | 669 | 67 | 400 | 268 | 53 | 0 | 0 | 109 | 83 | 777 | 136 | 1649 |
| Absorptions | - Current Month | 37 | 0 | 33 | 4 | 1 | 0 | 0 | 0 | 0 | 37 | 1 | 75 |
| | - 3 Month Average | 76 | 2 | 2 | 20 | 26 | 0 | 0 | 1 | 0 | 23 | 26 | 127 |
| | - 12 Month Average | 74 | 4 | 21 | 23 | 8 | 0 | 0 | 9 | 7 | 53 | 15 | 146 |

| DURHAM REGION | | SINGLE | SEMI | ROW | CONDOMINIUM ROW | CONDOMINIUM APT | PRIVATE ROW | PRIVATE APT | ASSISTED ROW | ASSISTED APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 349 | 24 | 54 | 0 | 0 | 0 | 0 | 0 | 0 | 54 | 0 | 427 |
| STARTS | - Current Month | 90 | 0 | 56 | 0 | 0 | 0 | 0 | 0 | 0 | 56 | 0 | 146 |
| | - Year-To-Date 1996 | 90 | 0 | 56 | 0 | 0 | 0 | 0 | 0 | 0 | 56 | 0 | 146 |
| | - Year-To-Date 1995 | 183 | 24 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 0 | 217 |
| Under Construction | - 1996 | 710 | 54 | 336 | 0 | 0 | 0 | 0 | 0 | 48 | 336 | 48 | 1148 |
| | - 1995 | 967 | 54 | 112 | 122 | 86 | 0 | 4 | 0 | 157 | 234 | 247 | 1502 |
| COMPLETIONS | - Current Month | 88 | 16 | 52 | 0 | 0 | 0 | 0 | 0 | 27 | 52 | 27 | 183 |
| | - Year-To-Date 1996 | 88 | 16 | 52 | 0 | 0 | 0 | 0 | 0 | 27 | 52 | 27 | 183 |
| | - Year-To-Date 1995 | 127 | 4 | 55 | 11 | 69 | 0 | 0 | 8 | 82 | 74 | 151 | 356 |
| Completed & Not Absorbed | - 1996 | 205 | 51 | 19 | 11 | 16 | 0 | 1 | 0 | 12 | 30 | 29 | 315 |
| | - 1995 | 127 | 37 | 29 | 0 | 24 | 0 | 1 | 0 | 6 | 29 | 31 | 224 |
| Total Supply | - 1996 | 1264 | 129 | 409 | 11 | 16 | 0 | 1 | 0 | 60 | 420 | 77 | 1890 |
| | - 1995 | 1731 | 139 | 229 | 122 | 110 | 0 | 5 | 0 | 202 | 351 | 317 | 2538 |
| Absorptions | - Current Month | 106 | 12 | 50 | 0 | 4 | 0 | 0 | 0 | 15 | 50 | 19 | 187 |
| | - 3 Month Average | 114 | 8 | 18 | 0 | 2 | 0 | 1 | 0 | 25 | 18 | 28 | 168 |
| | - 12 Month Average | 130 | 7 | 23 | 10 | 13 | 0 | 0 | 1 | 21 | 34 | 34 | 205 |

| OSHAWA CMA | | SINGLE | SEMI | ROW | CONDOMINIUM ROW | CONDOMINIUM APT | PRIVATE ROW | PRIVATE APT | ASSISTED ROW | ASSISTED APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 189 | 4 | 27 | 0 | 0 | 0 | 0 | 0 | 0 | 27 | 0 | 220 |
| STARTS | - Current Month | 48 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 0 | 56 |
| | - Year-To-Date 1996 | 48 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 0 | 56 |
| | - Year-To-Date 1995 | 136 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 0 | 146 |
| Under Construction | - 1996 | 418 | 6 | 99 | 0 | 0 | 0 | 0 | 0 | 0 | 99 | 0 | 523 |
| | - 1995 | 494 | 18 | 25 | 25 | 0 | 0 | 4 | 0 | 94 | 50 | 98 | 660 |
| COMPLETIONS | - Current Month | 60 | 0 | 33 | 0 | 0 | 0 | 0 | 0 | 27 | 33 | 27 | 120 |
| | - Year-To-Date 1996 | 60 | 0 | 33 | 0 | 0 | 0 | 0 | 0 | 27 | 33 | 27 | 120 |
| | - Year-To-Date 1995 | 80 | 4 | 28 | 11 | 0 | 0 | 0 | 8 | 0 | 47 | 0 | 131 |
| Completed & Not Absorbed | - 1996 | 76 | 5 | 12 | 8 | 16 | 0 | 1 | 0 | 12 | 20 | 29 | 130 |
| | - 1995 | 81 | 4 | 27 | 0 | 19 | 0 | 1 | 0 | 0 | 27 | 20 | 132 |
| Total Supply | - 1996 | 683 | 15 | 138 | 8 | 16 | 0 | 1 | 0 | 12 | 146 | 29 | 873 |
| | - 1995 | 1038 | 66 | 140 | 25 | 19 | 0 | 5 | 0 | 133 | 165 | 157 | 1426 |
| Absorptions | - Current Month | 63 | 0 | 31 | 0 | 0 | 0 | 0 | 0 | 15 | 31 | 15 | 109 |
| | - 3 Month Average | 69 | 2 | 18 | 0 | 1 | 0 | 1 | 0 | 4 | 18 | 6 | 95 |
| | - 12 Month Average | 85 | 3 | 14 | 2 | 0 | 0 | 0 | 1 | 9 | 17 | 9 | 114 |

FEBRUARY HOUSING STARTS

| | SINGLES | | | MULTIPLES | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| CMHC TORONTO BRANCH | 532 | 407 | -23.5 | 732 | 473 | -35.4 | 1,264 | 880 | -30.4 |
| GREATER TORONTO AREA | 530 | 401 | -24.3 | 736 | 476 | -35.3 | 1,266 | 877 | -30.7 |
| TORONTO CMA: | 456 | 349 | -23.5 | 723 | 467 | -35.4 | 1,179 | 816 | -30.8 |
| METRO TORONTO: | 6 | 9 | 50.0 | 403 | 183 | -54.6 | 409 | 192 | -53.1 |
| Toronto City | 1 | 1 | 0.0 | 0 | 183 | N/A | 1 | 184 | 18300.0 |
| East York | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Etobicoke | 2 | 1 | -50.0 | 0 | 0 | N/A | 2 | 1 | -50.0 |
| North York | 1 | 2 | 100.0 | 175 | 0 | -100.0 | 176 | 2 | -98.9 |
| Scarborough | 2 | 5 | 150.0 | 228 | 0 | -100.0 | 230 | 5 | -97.8 |
| York City | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| YORK REGION: | 200 | 136 | -32.0 | 98 | 182 | 85.7 | 298 | 318 | 6.7 |
| Aurora | 6 | 2 | -66.7 | 0 | 8 | N/A | 6 | 10 | 66.7 |
| East Gwillimbury | 1 | 5 | 400.0 | 0 | 0 | N/A | 1 | 5 | 400.0 |
| Georgina Island | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Georgina Township | 1 | 5 | 400.0 | 0 | 0 | N/A | 1 | 5 | 400.0 |
| King | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Markham | 145 | 28 | -80.7 | 72 | 0 | -100.0 | 217 | 28 | -87.1 |
| Newmarket | 6 | 30 | 400.0 | 0 | 62 | N/A | 6 | 92 | 1433.3 |
| Richmond Hill | 30 | 5 | -83.3 | 0 | 10 | N/A | 30 | 15 | -50.0 |
| Vaughan | 11 | 57 | 418.2 | 26 | 102 | 292.3 | 37 | 159 | 329.7 |
| Whitchurch-Stouffville | 0 | 4 | N/A | 0 | 0 | N/A | 0 | 4 | N/A |
| PEEL REGION: | 215 | 138 | -35.8 | 214 | 43 | -79.9 | 429 | 181 | -57.8 |
| Brampton | 115 | 12 | -89.6 | 141 | 21 | -85.1 | 256 | 33 | -87.1 |
| Caledon | 24 | 56 | 133.3 | 0 | 8 | N/A | 24 | 64 | 166.7 |
| Mississauga | 76 | 70 | -7.9 | 73 | 14 | -80.8 | 149 | 84 | -43.6 |
| HALTON REGION: | 42 | 55 | 31.0 | 14 | 44 | 214.3 | 56 | 99 | 76.8 |
| Burlington ** | 15 | 22 | 46.7 | 12 | 5 | -58.3 | 27 | 27 | 0.0 |
| Halton Hills** | 9 | 13 | 44.4 | 0 | 0 | N/A | 9 | 13 | 44.4 |
| Milton** | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Oakville | 18 | 20 | 11.1 | 2 | 39 | 1850.0 | 20 | 59 | 195.0 |
| REST OF TORONTO CMA: | 8 | 33 | 312.5 | 6 | 20 | 233.3 | 14 | 53 | 278.6 |
| Ajax | 0 | 6 | N/A | 0 | 0 | N/A | 0 | 6 | N/A |
| Bradford West Gwillimbury | 0 | 2 | N/A | 0 | 0 | N/A | 0 | 2 | N/A |
| Orangeville | 0 | 3 | N/A | 6 | 0 | -100.0 | 6 | 3 | -50.0 |
| Pickering | 8 | 21 | 162.5 | 0 | 20 | N/A | 8 | 41 | 412.5 |
| New Tecumseth | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| Uxbridge | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Mono Township ** | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| DURHAM REGION: | 67 | 63 | -6.0 | 7 | 24 | 242.9 | 74 | 87 | 17.6 |
| OSHAWA CMA: | 59 | 36 | -39.0 | 7 | 4 | -42.9 | 66 | 40 | -39.4 |
| Oshawa City | 11 | 7 | -36.4 | 0 | 4 | N/A | 11 | 11 | 0.0 |
| Clarington | 13 | 10 | -23.1 | 0 | 0 | N/A | 13 | 10 | -23.1 |
| Whitby | 35 | 19 | -45.7 | 7 | 0 | -100.0 | 42 | 19 | -54.8 |
| REST OF DURHAM: | 8 | 27 | 237.5 | 0 | 20 | N/A | 8 | 47 | 487.5 |
| Ajax | 0 | 6 | N/A | 0 | 0 | N/A | 0 | 6 | N/A |
| Brock | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Pickering | 8 | 21 | 162.5 | 0 | 20 | N/A | 8 | 41 | 412.5 |
| Scugog | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Uxbridge | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| SIMCOE COUNTY: | 12 | 29 | 141.7 | 0 | 0 | N/A | 12 | 29 | 141.7 |
| BARRIE CA: | 4 | 25 | 525.0 | 0 | 0 | N/A | 4 | 25 | 525.0 |
| Barrie City | 1 | 19 | 1800.0 | 0 | 0 | N/A | 1 | 19 | 1800.0 |
| Innisfil | 2 | 6 | 200.0 | 0 | 0 | N/A | 2 | 6 | 200.0 |
| Springwater Township | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| COLLINGWOOD | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| MIDLAND CA: | 1 | 1 | 0.0 | 0 | 0 | N/A | 1 | 1 | 0.0 |
| Midland Town | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| Penetanguishene | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Christian Island | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Tay Township | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Tiny Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |

FEBRUARY HOUSING STARTS

| | SINGLES | | | MULTIPLES | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| ORILLIA CA: | 7 | 0 | -100.0 | 0 | 0 | N/A | 7 | 0 | -100.0 |
| Orillia City | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Severn Township | 7 | 0 | -100.0 | 0 | 0 | N/A | 7 | 0 | -100.0 |
| REST OF SIMCOE COUNTY: | 0 | 3 | N/A | 0 | 0 | N/A | 0 | 3 | N/A |
| Adjala-Tosontario Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Bradford West Gwillimbury | 0 | 2 | N/A | 0 | 0 | N/A | 0 | 2 | N/A |
| New Tecumseth | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| MUSKOKA DISTRICT: | 3 | 0 | -100.0 | 2 | 0 | -100.0 | 5 | 0 | -100.0 |
| Bracebridge | 0 | 0 | N/A | 2 | 0 | -100.0 | 2 | 0 | -100.0 |
| Gravenhurst | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Huntsville | 3 | 0 | -100.0 | 0 | 0 | N/A | 3 | 0 | -100.0 |
| VICTORIA/HALIBURTON: | 1 | 1 | 0.0 | 0 | 0 | N/A | 1 | 1 | 0.0 |
| LINDSAY CA: | 1 | 1 | 0.0 | 0 | 0 | N/A | 1 | 1 | 0.0 |
| Lindsay Town | 1 | 1 | 0.0 | 0 | 0 | N/A | 1 | 1 | 0.0 |
| Ops Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| REST OF VICTORIA/HALIBURTON | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Fenelon Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Laxton Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Mariposa Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Sturgeon Point Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| PETERBOROUGH COUNTY: | 2 | 7 | 250.0 | 0 | 0 | N/A | 2 | 7 | 250.0 |
| PETERBOROUGH CA: | 2 | 7 | 250.0 | 0 | 0 | N/A | 2 | 7 | 250.0 |
| Peterborough City | 2 | 7 | 250.0 | 0 | 0 | N/A | 2 | 7 | 250.0 |
| Dummer Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Douro Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Ennismore Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Indian Reserves 35&36 | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Lakefield | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| North Monaghan Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Otonabee Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Smith Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| REST OF PETERBOROUGH COUNTY | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Cavan Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| NORTHUMBERLAND COUNTY: | 5 | 1 | -80.0 | 0 | 0 | N/A | 5 | 1 | -80.0 |
| COBOURG | 2 | 1 | -50.0 | 0 | 0 | N/A | 2 | 1 | -50.0 |
| REST OF NORTHUMBERLAND: | 3 | 0 | -100.0 | 0 | 0 | N/A | 3 | 0 | -100.0 |
| Port Hope | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Murray Township | 3 | 0 | -100.0 | 0 | 0 | N/A | 3 | 0 | -100.0 |
| Brighton Town | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Hope Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Percy Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Hamilton Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| HASTINGS/PRINCE EDWARD: | 3 | 0 | -100.0 | 0 | 2 | N/A | 3 | 2 | -33.3 |
| BELLEVILLE CA: | 6 | 0 | -100.0 | 0 | 2 | N/A | 6 | 2 | -66.7 |
| Belleville City | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Ameliasburgh Township | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Frankford Village | 0 | 0 | N/A | 0 | 2 | N/A | 0 | 2 | N/A |
| Murray Township | 3 | 0 | -100.0 | 0 | 0 | N/A | 3 | 0 | -100.0 |
| Sidney Township | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Stirling Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Thurlow Township | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Trenton City | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| REST OF HASTINGS: | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Carlow, Limerick & Rawdon | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Faraday Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Hungerford Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |

JANUARY-FEBRUARY HOUSING STARTS

| | SINGLES | | | MULTIPLES | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| CMHC TORONTO BRANCH | 1,150 | 1,040 | -9.6 | 1,280 | 1,026 | -19.8 | 2,430 | 2,066 | -15.0 |
| GREATER TORONTO AREA | 1,121 | 893 | -20.3 | 1,256 | 1,000 | -20.4 | 2,377 | 1,893 | -20.4 |
| TORONTO CMA: | 902 | 871 | -3.4 | 1,231 | 983 | -20.1 | 2,133 | 1,854 | -13.1 |
| METRO TORONTO: | 34 | 41 | 20.6 | 631 | 566 | -10.3 | 665 | 607 | -8.7 |
| Toronto City | 1 | 4 | 300.0 | 61 | 193 | 216.4 | 62 | 197 | 217.7 |
| East York | 2 | 0 | -100.0 | 0 | 0 | N/A | 2 | 0 | -100.0 |
| Etobicoke | 3 | 1 | -66.7 | 9 | 2 | -77.8 | 12 | 3 | -75.0 |
| North York | 9 | 13 | 44.4 | 331 | 356 | 7.6 | 340 | 369 | 8.5 |
| Scarborough | 19 | 23 | 21.1 | 228 | 15 | -93.4 | 247 | 38 | -84.6 |
| York City | 0 | 0 | N/A | 2 | 0 | -100.0 | 2 | 0 | -100.0 |
| YORK REGION: | 323 | 403 | 24.8 | 239 | 196 | -18.0 | 562 | 599 | 6.6 |
| Aurora | 14 | 16 | 14.3 | 0 | 8 | N/A | 14 | 24 | 71.4 |
| East Gwillimbury | 1 | 5 | 400.0 | 0 | 0 | N/A | 1 | 5 | 400.0 |
| Georgina Island | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Georgina Township | 2 | 11 | 450.0 | 0 | 0 | N/A | 2 | 11 | 450.0 |
| King | 2 | 0 | -100.0 | 0 | 0 | N/A | 2 | 0 | -100.0 |
| Markham | 185 | 126 | -31.9 | 72 | 0 | -100.0 | 257 | 126 | -51.0 |
| Newmarket | 11 | 50 | 354.5 | 0 | 62 | N/A | 11 | 112 | 918.2 |
| Richmond Hill | 62 | 33 | -46.8 | 80 | 24 | -70.0 | 142 | 57 | -59.9 |
| Vaughan | 39 | 158 | 305.1 | 87 | 102 | 17.2 | 126 | 260 | 106.3 |
| Whitchurch-Stouffville | 7 | 4 | -42.9 | 0 | 0 | N/A | 7 | 4 | -42.9 |
| PEEL REGION: | 405 | 216 | -46.7 | 322 | 94 | -70.8 | 727 | 310 | -57.4 |
| Brampton | 177 | 35 | -80.2 | 161 | 44 | -72.7 | 338 | 79 | -76.6 |
| Caledon | 66 | 78 | 18.2 | 0 | 8 | N/A | 66 | 86 | 30.3 |
| Mississauga | 162 | 103 | -36.4 | 161 | 42 | -73.9 | 323 | 145 | -55.1 |
| HALTON REGION: | 109 | 80 | -26.6 | 23 | 64 | 178.3 | 132 | 144 | 9.1 |
| Burlington ** | 34 | 31 | -8.8 | 21 | 5 | -76.2 | 55 | 36 | -34.5 |
| Halton Hills** | 24 | 22 | -8.3 | 0 | 0 | N/A | 24 | 22 | -8.3 |
| Milton** | 3 | 0 | -100.0 | 0 | 0 | N/A | 3 | 0 | -100.0 |
| Oakville | 48 | 27 | -43.8 | 2 | 59 | 2850.0 | 50 | 86 | 72.0 |
| REST OF TORONTO CMA: | 65 | 162 | 149.2 | 37 | 68 | 83.8 | 102 | 230 | 125.5 |
| Ajax | 2 | 30 | 1400.0 | 0 | 48 | N/A | 2 | 78 | 3800.0 |
| Bradford West Gwillimbury | 2 | 18 | 800.0 | 0 | 0 | N/A | 2 | 18 | 800.0 |
| Orangeville | 5 | 72 | 1340.0 | 6 | 0 | -100.0 | 11 | 72 | 554.5 |
| Pickering | 51 | 32 | -37.3 | 24 | 20 | -16.7 | 75 | 52 | -30.7 |
| New Tecumseth | 3 | 3 | 0.0 | 7 | 0 | -100.0 | 10 | 3 | -70.0 |
| Uxbridge | 2 | 7 | 250.0 | 0 | 0 | N/A | 2 | 7 | 250.0 |
| Mono Township ** | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| DURHAM REGION: | 250 | 153 | -38.8 | 41 | 80 | 95.1 | 291 | 233 | -19.9 |
| OSHAWA CMA: | 195 | 84 | -56.9 | 17 | 12 | -29.4 | 212 | 96 | -54.7 |
| Oshawa City | 71 | 15 | -78.9 | 0 | 12 | N/A | 71 | 27 | -62.0 |
| Clarington | 30 | 38 | 26.7 | 10 | 0 | -100.0 | 40 | 38 | -5.0 |
| Whitby | 94 | 31 | -67.0 | 7 | 0 | -100.0 | 101 | 31 | -69.3 |
| REST OF DURHAM: | 55 | 69 | 25.5 | 24 | 68 | 183.3 | 79 | 137 | 73.4 |
| Ajax | 2 | 30 | 1400.0 | 0 | 48 | N/A | 2 | 78 | 3800.0 |
| Brock | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Pickering | 51 | 32 | -37.3 | 24 | 20 | -16.7 | 75 | 52 | -30.7 |
| Scugog | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Uxbridge | 2 | 7 | 250.0 | 0 | 0 | N/A | 2 | 7 | 250.0 |
| SIMCOE COUNTY: | 50 | 96 | 92.0 | 7 | 14 | 100.0 | 57 | 110 | 93.0 |
| BARRIE CA: | 25 | 69 | 176.0 | 0 | 14 | N/A | 25 | 83 | 232.0 |
| Barrie City | 19 | 59 | 210.5 | 0 | 14 | N/A | 19 | 73 | 284.2 |
| Innisfil | 4 | 9 | 125.0 | 0 | 0 | N/A | 4 | 9 | 125.0 |
| Springwater Township | 2 | 1 | -50.0 | 0 | 0 | N/A | 2 | 1 | -50.0 |
| COLLINGWOOD | 2 | 0 | -100.0 | 0 | 0 | N/A | 2 | 0 | -100.0 |
| MIDLAND CA: | 5 | 6 | 20.0 | 0 | 0 | N/A | 5 | 6 | 20.0 |
| Midland Town | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| Penetanguishene | 1 | 4 | 300.0 | 0 | 0 | N/A | 1 | 4 | 300.0 |
| Christian Island | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Tay Township | 3 | 1 | -66.7 | 0 | 0 | N/A | 3 | 1 | -66.7 |
| Tiny Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |

JANUARY-FEBRUARY HOUSING STARTS

| | SINGLES | | | MULTIPLES | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| ORILLIA CA: | 13 | 0 | -100.0 | 0 | 0 | N/A | 13 | 0 | -100.0 |
| Orillia City | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Severn Township | 13 | 0 | -100.0 | 0 | 0 | N/A | 13 | 0 | -100.0 |
| REST OF SIMCOE COUNTY: | 5 | 21 | 320.0 | 7 | 0 | -100.0 | 12 | 21 | 75.0 |
| Adjala-Tosontario Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Bradford West Gwillimbury | 2 | 18 | 800.0 | 0 | 0 | N/A | 2 | 18 | 800.0 |
| New Tecumseth | 3 | 3 | 0.0 | 7 | 0 | -100.0 | 10 | 3 | -70.0 |
| MUSKOKA DISTRICT: | 7 | 1 | -85.7 | 4 | 0 | -100.0 | 11 | 1 | -90.9 |
| Bracebridge | 0 | 0 | N/A | 4 | 0 | -100.0 | 4 | 0 | -100.0 |
| Gravenhurst | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Huntsville | 7 | 1 | -85.7 | 0 | 0 | N/A | 7 | 1 | -85.7 |
| VICTORIA/HALIBURTON: | 1 | 2 | 100.0 | 4 | 0 | -100.0 | 5 | 2 | -60.0 |
| LINDSAY CA: | 1 | 2 | 100.0 | 4 | 0 | -100.0 | 5 | 2 | -60.0 |
| Lindsay Town | 1 | 2 | 100.0 | 4 | 0 | -100.0 | 5 | 2 | -60.0 |
| Ops Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| REST OF VICTORIA/HALIBURTON | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Fenelon Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Laxton Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Mariposa Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Sturgeon Point Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| PETERBOROUGH COUNTY: | 8 | 13 | 62.5 | 0 | 15 | N/A | 8 | 28 | 250.0 |
| PETERBOROUGH CA: | 8 | 13 | 62.5 | 0 | 15 | N/A | 8 | 28 | 250.0 |
| Peterborough City | 6 | 11 | 83.3 | 0 | 15 | N/A | 6 | 26 | 333.3 |
| Dummer Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Douro Township | 1 | 1 | 0.0 | 0 | 0 | N/A | 1 | 1 | 0.0 |
| Ennismore Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Indian Reserves 35&36 | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Lakefield | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| North Monaghan Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Otonabee Township | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| Smith Township | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| REST OF PETERBOROUGH COUNTY | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Cavan Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| NORTHUMBERLAND COUNTY: | 12 | 9 | -25.0 | 24 | 0 | -100.0 | 36 | 9 | -75.0 |
| COBOURG | 8 | 8 | 0.0 | 24 | 0 | -100.0 | 32 | 8 | -75.0 |
| REST OF NORTHUMBERLAND: | 4 | 1 | -75.0 | 0 | 0 | N/A | 4 | 1 | -75.0 |
| Port Hope | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Murray Township | 4 | 1 | -75.0 | 0 | 0 | N/A | 4 | 1 | -75.0 |
| Brighton Town | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Hope Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Percy Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Hamilton Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| HASTINGS/PRINCE EDWARD: | 7 | 7 | 0.0 | 0 | 2 | N/A | 7 | 9 | 28.6 |
| BELLEVILLE CA: | 11 | 8 | -27.3 | 0 | 2 | N/A | 11 | 10 | -9.1 |
| Belleville City | 0 | 3 | N/A | 0 | 0 | N/A | 0 | 3 | N/A |
| Ameliasburgh Township | 2 | 0 | -100.0 | 0 | 0 | N/A | 2 | 0 | -100.0 |
| Frankford Village | 0 | 0 | N/A | 0 | 2 | N/A | 0 | 2 | N/A |
| Murray Township | 4 | 1 | -75.0 | 0 | 0 | N/A | 4 | 1 | -75.0 |
| Sidney Township | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Stirling Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Thurlow Township | 3 | 4 | 33.3 | 0 | 0 | N/A | 3 | 4 | 33.3 |
| Trenton City | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| REST OF HASTINGS: | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Carlow, Limerick & Rawdon | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Faraday Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Hungerford Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |

EBRUARY 1996

| MHC TORONTO BRANCH | | OWNERSHIP FREEHOLD SINGLE | SEMI | ROW | CONDOMINIUM ROW | APT | RENTAL PRIVATE ROW | APT | ASSISTED ROW | APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| nding Starts | | 2936 | 571 | 447 | 212 | 959 | 0 | 55 | 19 | 649 | 678 | 1663 | 5848 |
| TARTS | - Current Month | 407 | 32 | 81 | 77 | 142 | 0 | 0 | 0 | 141 | 158 | 283 | 880 |
| | - Year-To-Date 1996 | 1040 | 58 | 219 | 126 | 482 | 0 | 0 | 0 | 141 | 345 | 623 | 2066 |
| | - Year-To-Date 1995 | 1150 | 44 | 295 | 153 | 560 | 0 | 0 | 5 | 223 | 453 | 783 | 2430 |
| nder Construction | - 1996 | 4687 | 514 | 1448 | 713 | 3339 | 0 | 158 | 86 | 2433 | 2247 | 5930 | 13378 |
| | - 1995 | 5922 | 482 | 871 | 618 | 2229 | 0 | 104 | 96 | 2259 | 1585 | 4592 | 12581 |
| OMPLETIONS | - Current Month | 641 | 84 | 217 | 136 | 424 | 0 | 0 | 0 | 55 | 353 | 479 | 1557 |
| | - Year-To-Date 1996 | 1472 | 182 | 399 | 142 | 908 | 6 | 18 | 0 | 82 | 547 | 1008 | 3209 |
| | - Year-To-Date 1995 | 1678 | 174 | 298 | 227 | 307 | 0 | 5 | 8 | 870 | 533 | 1182 | 3567 |
| ompleted & Not Absorbed | - 1996 | 679 | 180 | 84 | 79 | 813 | 0 | 10 | 0 | 16 | 163 | 839 | 1861 |
| | - 1995 | 704 | 110 | 75 | 107 | 792 | 0 | 53 | 1 | 169 | 183 | 1014 | 2011 |
| tal Supply | - 1996 | 8302 | 1265 | 1979 | 1004 | 5111 | 0 | 223 | 105 | 3098 | 3088 | 8432 | 21087 |
| | - 1995 | 9105 | 825 | 1461 | 996 | 4090 | 0 | 226 | 183 | 3340 | 2640 | 7656 | 20226 |
| sorptions | - Current Month | 660 | 81 | 224 | 123 | 301 | 0 | 1 | 0 | 55 | 347 | 357 | 1445 |
| | - 3 Month Average | 753 | 88 | 155 | 41 | 242 | 2 | 8 | 0 | 59 | 198 | 309 | 1348 |
| | - 12 Month Average | 862 | 80 | 161 | 70 | 162 | 1 | 30 | 7 | 151 | 239 | 343 | 1524 |

REATER TORONTO AREA

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| nding Starts | | 2840 | 591 | 601 | 212 | 959 | 0 | 69 | 19 | 649 | 832 | 1677 | 5940 |
| TARTS | - Current Month | 401 | 30 | 81 | 82 | 142 | 0 | 0 | 0 | 141 | 163 | 283 | 877 |
| | - Year-To-Date 1996 | 893 | 42 | 219 | 116 | 482 | 0 | 0 | 0 | 141 | 335 | 623 | 1893 |
| | - Year-To-Date 1995 | 1121 | 36 | 291 | 165 | 536 | 0 | 0 | 5 | 223 | 461 | 759 | 2377 |
| nder Construction | - 1996 | 3994 | 452 | 1513 | 766 | 3268 | 0 | 40 | 86 | 2321 | 2365 | 5629 | 12440 |
| | - 1995 | 5337 | 466 | 946 | 769 | 2163 | 0 | 50 | 83 | 2223 | 1798 | 4436 | 12037 |
| OMPLETIONS | - Current Month | 575 | 82 | 217 | 136 | 424 | 0 | 0 | 0 | 55 | 353 | 479 | 1489 |
| | - Year-To-Date 1996 | 1200 | 160 | 340 | 148 | 908 | 6 | 18 | 0 | 82 | 494 | 1008 | 2862 |
| | - Year-To-Date 1995 | 1523 | 186 | 299 | 269 | 284 | 0 | 0 | 8 | 870 | 576 | 1154 | 3439 |
| ompleted & Not Absorbed | - 1996 | 567 | 156 | 58 | 88 | 825 | 0 | 10 | 0 | 16 | 146 | 851 | 1720 |
| | - 1995 | 490 | 99 | 66 | 92 | 812 | 0 | 12 | 53 | 191 | 211 | 1045 | 1845 |
| tal Supply | - 1996 | 7401 | 1199 | 2172 | 1066 | 5052 | 0 | 119 | 105 | 2986 | 3343 | 8157 | 20100 |
| | - 1995 | 8122 | 814 | 1636 | 1132 | 4044 | 0 | 109 | 222 | 3326 | 2990 | 7479 | 19405 |
| sorptions | - Current Month | 587 | 76 | 219 | 124 | 306 | 0 | 1 | 0 | 55 | 343 | 362 | 1368 |
| | - 3 Month Average | 604 | 70 | 134 | 51 | 266 | 2 | 6 | 0 | 59 | 187 | 331 | 1192 |
| | - 12 Month Average | 738 | 73 | 155 | 83 | 165 | 1 | 24 | 11 | 153 | 250 | 342 | 1403 |

ORONTO CMA

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| nding Starts | | 2556 | 569 | 399 | 212 | 959 | 0 | 9 | 19 | 649 | 630 | 1617 | 5372 |
| TARTS | - Current Month | 349 | 26 | 81 | 77 | 142 | 0 | 0 | 0 | 141 | 158 | 283 | 816 |
| | - Year-To-Date 1996 | 871 | 38 | 211 | 111 | 482 | 0 | 0 | 0 | 141 | 322 | 623 | 1854 |
| | - Year-To-Date 1995 | 902 | 36 | 278 | 153 | 536 | 0 | 0 | 5 | 223 | 436 | 759 | 2133 |
| nder Construction | - 1996 | 3615 | 438 | 1456 | 637 | 3268 | 0 | 40 | 86 | 2273 | 2179 | 5581 | 11813 |
| | - 1995 | 4775 | 448 | 905 | 579 | 2163 | 0 | 46 | 83 | 2223 | 1567 | 4432 | 11222 |
| OMPLETIONS | - Current Month | 505 | 82 | 174 | 136 | 424 | 0 | 0 | 0 | 55 | 310 | 479 | 1376 |
| | - Year-To-Date 1996 | 1103 | 162 | 264 | 142 | 908 | 6 | 18 | 0 | 55 | 412 | 981 | 2658 |
| | - Year-To-Date 1995 | 1373 | 166 | 270 | 182 | 284 | 0 | 0 | 0 | 776 | 452 | 1060 | 3051 |
| ompleted & Not Absorbed | - 1996 | 516 | 152 | 39 | 64 | 793 | 0 | 9 | 0 | 4 | 103 | 806 | 1577 |
| | - 1995 | 440 | 97 | 33 | 74 | 754 | 0 | 41 | 1 | 169 | 108 | 964 | 1609 |
| otal Supply | - 1996 | 6687 | 1159 | 1894 | 913 | 5020 | 0 | 58 | 105 | 2926 | 2912 | 8004 | 18762 |
| | - 1995 | 7050 | 733 | 1372 | 924 | 3986 | 0 | 104 | 170 | 3265 | 2466 | 7355 | 17604 |
| bsorptions | - Current Month | 523 | 80 | 181 | 123 | 301 | 0 | 1 | 0 | 55 | 304 | 357 | 1264 |
| | - 3 Month Average | 543 | 70 | 110 | 40 | 241 | 2 | 5 | 0 | 50 | 152 | 296 | 1061 |
| | - 12 Month Average | 657 | 70 | 140 | 65 | 157 | 1 | 23 | 7 | 141 | 213 | 321 | 1261 |

FEBRUARY 1996

## HALTON REGION

| HALTON REGION | | OWNERSHIP: FREEHOLD SINGLE | FREEHOLD SEMI | FREEHOLD ROW | CONDOMINIUM ROW | CONDOMINIUM APT | RENTAL: PRIVATE ROW | PRIVATE APT | ASSISTED ROW | ASSISTED APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 165 | 28 | 179 | 15 | 0 | 0 | 60 | 0 | 0 | 194 | 60 | 447 |
| STARTS | - Current Month | 55 | 0 | 26 | 18 | 0 | 0 | 0 | 0 | 0 | 44 | 0 | 99 |
| | - Year-To-Date 1996 | 80 | 0 | 26 | 38 | 0 | 0 | 0 | 0 | 0 | 64 | 0 | 144 |
| | - Year-To-Date 1995 | 109 | 2 | 9 | 12 | 0 | 0 | 0 | 0 | 0 | 21 | 0 | 132 |
| Under Construction | - 1996 | 389 | 10 | 182 | 182 | 0 | 0 | 0 | 0 | 0 | 364 | 0 | 763 |
| | - 1995 | 528 | 16 | 234 | 236 | 0 | 0 | 0 | 55 | 59 | 525 | 59 | 1128 |
| COMPLETIONS | - Current Month | 52 | 2 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 13 | 0 | 67 |
| | - Year-To-Date 1996 | 86 | 2 | 44 | 6 | 0 | 0 | 0 | 0 | 0 | 50 | 0 | 138 |
| | - Year-To-Date 1995 | 136 | 24 | 76 | 60 | 0 | 0 | 0 | 0 | 0 | 136 | 0 | 296 |
| Completed & Not Absorbed | - 1996 | 37 | 5 | 6 | 19 | 20 | 0 | 0 | 0 | 1 | 25 | 21 | 88 |
| | - 1995 | 23 | 7 | 16 | 17 | 52 | 0 | 0 | 53 | 24 | 86 | 76 | 192 |
| Total Supply | - 1996 | 591 | 43 | 367 | 216 | 20 | 0 | 60 | 0 | 1 | 583 | 81 | 1298 |
| | - 1995 | 650 | 49 | 363 | 253 | 52 | 0 | 0 | 108 | 83 | 724 | 135 | 1558 |
| Absorptions | - Current Month | 51 | 2 | 9 | 1 | 5 | 0 | 0 | 0 | 0 | 10 | 5 | 68 |
| | - 3 Month Average | 59 | 1 | 13 | 11 | 26 | 0 | 0 | 0 | 0 | 24 | 26 | 110 |
| | - 12 Month Average | 71 | 3 | 21 | 21 | 8 | 0 | 0 | 9 | 7 | 51 | 15 | 140 |

## DURHAM REGION

| DURHAM REGION | | FREEHOLD SINGLE | FREEHOLD SEMI | FREEHOLD ROW | CONDOMINIUM ROW | CONDOMINIUM APT | PRIVATE ROW | PRIVATE APT | ASSISTED ROW | ASSISTED APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 370 | 6 | 54 | 0 | 0 | 0 | 0 | 0 | 0 | 54 | 0 | 430 |
| STARTS | - Current Month | 63 | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 87 |
| | - Year-To-Date 1996 | 153 | 24 | 56 | 0 | 0 | 0 | 0 | 0 | 0 | 56 | 0 | 233 |
| | - Year-To-Date 1995 | 250 | 24 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 0 | 291 |
| Under Construction | - 1996 | 667 | 52 | 281 | 0 | 0 | 0 | 0 | 0 | 48 | 281 | 48 | 1048 |
| | - 1995 | 856 | 50 | 109 | 55 | 17 | 0 | 4 | 0 | 63 | 164 | 84 | 1154 |
| COMPLETIONS | - Current Month | 106 | 26 | 55 | 0 | 0 | 0 | 0 | 0 | 0 | 55 | 0 | 187 |
| | - Year-To-Date 1996 | 194 | 42 | 107 | 0 | 0 | 0 | 0 | 0 | 27 | 107 | 27 | 370 |
| | - Year-To-Date 1995 | 297 | 6 | 65 | 78 | 138 | 0 | 0 | 8 | 176 | 151 | 314 | 768 |
| Completed & Not Absorbed | - 1996 | 206 | 54 | 24 | 11 | 16 | 0 | 1 | 0 | 12 | 35 | 29 | 324 |
| | - 1995 | 180 | 38 | 28 | 8 | 42 | 0 | 1 | 0 | 1 | 36 | 44 | 298 |
| Total Supply | - 1996 | 1243 | 112 | 359 | 11 | 16 | 0 | 1 | 0 | 60 | 370 | 77 | 1802 |
| | - 1995 | 1663 | 137 | 218 | 63 | 59 | 0 | 5 | 0 | 103 | 281 | 167 | 2248 |
| Absorptions | - Current Month | 103 | 23 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 0 | 176 |
| | - 3 Month Average | 110 | 10 | 31 | 0 | 3 | 0 | 1 | 0 | 30 | 31 | 34 | 185 |
| | - 12 Month Average | 130 | 8 | 23 | 9 | 8 | 0 | 0 | 0 | 16 | 32 | 24 | 194 |

## OSHAWA CMA

| OSHAWA CMA | | FREEHOLD SINGLE | FREEHOLD SEMI | FREEHOLD ROW | CONDOMINIUM ROW | CONDOMINIUM APT | PRIVATE ROW | PRIVATE APT | ASSISTED ROW | ASSISTED APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 184 | 0 | 27 | 0 | 0 | 0 | 0 | 0 | 0 | 27 | 0 | 211 |
| STARTS | - Current Month | 36 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 40 |
| | - Year-To-Date 1996 | 84 | 4 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 0 | 96 |
| | - Year-To-Date 1995 | 195 | 0 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 0 | 212 |
| Under Construction | - 1996 | 379 | 10 | 56 | 0 | 0 | 0 | 0 | 0 | 0 | 56 | 0 | 445 |
| | - 1995 | 496 | 18 | 32 | 0 | 0 | 0 | 4 | 0 | 0 | 32 | 4 | 550 |
| COMPLETIONS | - Current Month | 75 | 0 | 43 | 0 | 0 | 0 | 0 | 0 | 0 | 43 | 0 | 118 |
| | - Year-To-Date 1996 | 135 | 0 | 76 | 0 | 0 | 0 | 0 | 0 | 27 | 76 | 27 | 238 |
| | - Year-To-Date 1995 | 131 | 4 | 28 | 36 | 0 | 0 | 0 | 8 | 94 | 72 | 94 | 301 |
| Completed & Not Absorbed | - 1996 | 77 | 5 | 17 | 8 | 16 | 0 | 1 | 0 | 12 | 25 | 29 | 136 |
| | - 1995 | 74 | 4 | 27 | 8 | 19 | 0 | 1 | 0 | 0 | 35 | 20 | 133 |
| Total Supply | - 1996 | 640 | 15 | 100 | 8 | 16 | 0 | 1 | 0 | 12 | 108 | 29 | 792 |
| | - 1995 | 1009 | 61 | 140 | 8 | 19 | 0 | 5 | 0 | 39 | 148 | 63 | 1281 |
| Absorptions | - Current Month | 71 | 0 | 38 | 0 | 0 | 0 | 0 | 0 | 0 | 38 | 0 | 109 |
| | - 3 Month Average | 62 | 1 | 25 | 0 | 0 | 0 | 1 | 0 | 9 | 25 | 10 | 98 |
| | - 12 Month Average | 85 | 3 | 14 | 1 | 0 | 0 | 0 | 0 | 10 | 15 | 10 | 113 |

UARY 1996

| | | OWNERSHIP | | | | | RENTAL | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | FREEHOLD | | | CONDOMINIUM | | PRIVATE | | ASSISTED | | TOTAL | TOTAL | GRAND |
| HC TORONTO BRANCH | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | ROW | APT | TOTAL |
| ding Starts | | 2672 | 367 | 510 | 169 | 1061 | 0 | 55 | 19 | 520 | 698 | 1636 | 5373 |
| RTS | - Current Month | 633 | 26 | 138 | 49 | 340 | 0 | 0 | 0 | 0 | 187 | 340 | 1186 |
| | - Year-To-Date 1996 | 633 | 26 | 138 | 49 | 340 | 0 | 0 | 0 | 0 | 187 | 340 | 1186 |
| | - Year-To-Date 1995 | 618 | 40 | 67 | 128 | 260 | 0 | 0 | 5 | 48 | 200 | 308 | 1166 |
| er Construction | - 1996 | 4923 | 568 | 1584 | 772 | 3629 | 0 | 166 | 86 | 2347 | 2442 | 6142 | 14075 |
| | - 1995 | 6090 | 572 | 767 | 742 | 2013 | 0 | 108 | 96 | 2298 | 1605 | 4419 | 12686 |
| MPLETIONS | - Current Month | 831 | 98 | 182 | 6 | 484 | 6 | 18 | 0 | 27 | 194 | 529 | 1652 |
| | - Year-To-Date 1996 | 831 | 98 | 182 | 6 | 484 | 6 | 18 | 0 | 27 | 194 | 529 | 1652 |
| | - Year-To-Date 1995 | 988 | 82 | 174 | 78 | 223 | 0 | 1 | 8 | 656 | 260 | 880 | 2210 |
| npleted & Not Absorbed | - 1996 | 706 | 177 | 91 | 66 | 690 | 0 | 11 | 0 | 16 | 157 | 717 | 1757 |
| | - 1995 | 646 | 101 | 81 | 85 | 788 | 0 | 51 | 2 | 108 | 168 | 947 | 1862 |
| al Supply | - 1996 | 8301 | 1112 | 2185 | 1007 | 5380 | 0 | 232 | 105 | 2883 | 3297 | 8495 | 21205 |
| | - 1995 | 9224 | 859 | 1094 | 1064 | 3724 | 0 | 228 | 184 | 3463 | 2342 | 7415 | 19840 |
| orptions | - Current Month | 827 | 82 | 173 | 13 | 511 | 6 | 10 | 0 | 15 | 192 | 536 | 1637 |
| | - 3 Month Average | 804 | 87 | 175 | 68 | 111 | 0 | 9 | 1 | 108 | 244 | 228 | 1363 |
| | - 12 Month Average | 874 | 81 | 161 | 74 | 138 | 0 | 30 | 8 | 204 | 243 | 372 | 1570 |
| EATER TORONTO AREA | | | | | | | | | | | | | |
| ding Starts | | 2551 | 383 | 647 | 169 | 1061 | 0 | 69 | 19 | 520 | 835 | 1650 | 5419 |
| RTS | - Current Month | 514 | 12 | 138 | 49 | 340 | 0 | 0 | 0 | 0 | 187 | 340 | 1053 |
| | - Year-To-Date 1996 | 514 | 12 | 138 | 49 | 340 | 0 | 0 | 0 | 0 | 187 | 340 | 1053 |
| | - Year-To-Date 1995 | 591 | 34 | 69 | 128 | 236 | 0 | 0 | 5 | 48 | 202 | 284 | 1111 |
| der Construction | - 1996 | 4397 | 512 | 1649 | 886 | 3579 | 0 | 155 | 86 | 2275 | 2621 | 6009 | 13539 |
| | - 1995 | 5479 | 570 | 851 | 907 | 1932 | 0 | 50 | 83 | 2262 | 1841 | 4244 | 12134 |
| MPLETIONS | - Current Month | 670 | 78 | 123 | 12 | 484 | 6 | 18 | 0 | 27 | 141 | 529 | 1418 |
| | - Year-To-Date 1996 | 670 | 78 | 123 | 12 | 484 | 6 | 18 | 0 | 27 | 141 | 529 | 1418 |
| | - Year-To-Date 1995 | 861 | 82 | 172 | 94 | 215 | 0 | 0 | 8 | 656 | 274 | 871 | 2088 |
| npleted & Not Absorbed | - 1996 | 611 | 153 | 60 | 76 | 710 | 0 | 11 | 0 | 16 | 136 | 737 | 1637 |
| | - 1995 | 419 | 91 | 71 | 68 | 806 | 0 | 42 | 54 | 130 | 193 | 978 | 1681 |
| al Supply | - 1996 | 7559 | 1048 | 2356 | 1131 | 5350 | 0 | 235 | 105 | 2811 | 3592 | 8396 | 20595 |
| | - 1995 | 8214 | 863 | 1283 | 1212 | 3661 | 0 | 109 | 223 | 3449 | 2718 | 7219 | 19014 |
| sorptions | - Current Month | 682 | 64 | 141 | 16 | 510 | 6 | 10 | 0 | 15 | 163 | 535 | 1444 |
| | - 3 Month Average | 663 | 72 | 165 | 79 | 135 | 0 | 6 | 1 | 108 | 245 | 249 | 1229 |
| | - 12 Month Average | 755 | 75 | 157 | 88 | 141 | 0 | 23 | 12 | 206 | 257 | 370 | 1457 |
| RONTO CMA | | | | | | | | | | | | | |
| nding Starts | | 2271 | 361 | 462 | 169 | 1061 | 0 | 9 | 19 | 520 | 650 | 1590 | 4872 |
| ARTS | - Current Month | 522 | 12 | 130 | 34 | 340 | 0 | 0 | 0 | 0 | 164 | 340 | 1038 |
| | - Year-To-Date 1996 | 522 | 12 | 130 | 34 | 340 | 0 | 0 | 0 | 0 | 164 | 340 | 1038 |
| | - Year-To-Date 1995 | 446 | 34 | 57 | 128 | 236 | 0 | 0 | 5 | 48 | 190 | 284 | 954 |
| der Construction | - 1996 | 3773 | 496 | 1549 | 696 | 3550 | 0 | 48 | 86 | 2187 | 2331 | 5785 | 12385 |
| | - 1995 | 4924 | 538 | 808 | 669 | 1932 | 0 | 46 | 83 | 2168 | 1560 | 4146 | 11168 |
| OMPLETIONS | - Current Month | 598 | 80 | 90 | 6 | 484 | 6 | 18 | 0 | 0 | 102 | 502 | 1282 |
| | - Year-To-Date 1996 | 598 | 80 | 90 | 6 | 484 | 6 | 18 | 0 | 0 | 102 | 502 | 1282 |
| | - Year-To-Date 1995 | 772 | 76 | 146 | 67 | 215 | 0 | 0 | 0 | 656 | 213 | 871 | 1932 |
| mpleted & Not Absorbed | - 1996 | 529 | 150 | 46 | 51 | 670 | 0 | 10 | 0 | 4 | 97 | 684 | 1460 |
| | - 1995 | 369 | 89 | 38 | 66 | 748 | 0 | 41 | 2 | 108 | 106 | 897 | 1461 |
| tal Supply | - 1996 | 6573 | 1007 | 2057 | 916 | 5281 | 0 | 67 | 105 | 2711 | 3078 | 8059 | 18717 |
| | - 1995 | 7095 | 763 | 1004 | 972 | 3603 | 0 | 104 | 171 | 3294 | 2147 | 7001 | 17006 |
| sorptions | - Current Month | 593 | 67 | 109 | 12 | 508 | 6 | 10 | 0 | 0 | 127 | 518 | 1305 |
| | - 3 Month Average | 601 | 69 | 148 | 66 | 109 | 0 | 4 | 1 | 104 | 215 | 217 | 1102 |
| | - 12 Month Average | 674 | 71 | 142 | 68 | 133 | 0 | 23 | 7 | 195 | 217 | 351 | 1313 |

JANUARY 1996

## METROPOLITAN TORONTO

| | | OWNERSHIP | | | | | RENTAL | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | FREEHOLD | | | CONDOMINIUM | | PRIVATE | | ASSISTED | | TOTAL | TOTAL | GRAND |
| METROPOLITAN TORONTO | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | ROW | APT | TOTAL |
| Pending Starts | | 150 | 33 | 22 | 0 | 959 | 0 | 4 | 9 | 412 | 31 | 1375 | 1589 |
| STARTS | - Current Month | 32 | 8 | 35 | 0 | 340 | 0 | 0 | 0 | 0 | 35 | 340 | 415 |
| | - Year-To-Date 1996 | 32 | 8 | 35 | 0 | 340 | 0 | 0 | 0 | 0 | 35 | 340 | 415 |
| | - Year-To-Date 1995 | 28 | 4 | 15 | 0 | 156 | 0 | 0 | 5 | 48 | 20 | 204 | 256 |
| Under Construction | - 1996 | 435 | 58 | 131 | 7 | 3411 | 0 | 40 | 86 | 1688 | 224 | 5139 | 5856 |
| | - 1995 | 452 | 56 | 51 | 6 | 1148 | 0 | 38 | 5 | 1538 | 62 | 2724 | 3294 |
| COMPLETIONS | - Current Month | 91 | 14 | 0 | 0 | 484 | 6 | 18 | 0 | 0 | 6 | 502 | 613 |
| | - Year-To-Date 1996 | 91 | 14 | 0 | 0 | 484 | 6 | 18 | 0 | 0 | 6 | 502 | 613 |
| | - Year-To-Date 1995 | 85 | 2 | 18 | 5 | 146 | 0 | 0 | 0 | 344 | 23 | 490 | 600 |
| Completed & Not Absorbed | - 1996 | 127 | 40 | 7 | 8 | 422 | 0 | 9 | 0 | 2 | 15 | 433 | 615 |
| | - 1995 | 104 | 19 | 10 | 20 | 535 | 0 | 40 | 0 | 57 | 30 | 632 | 785 |
| Total Supply | - 1996 | 712 | 131 | 160 | 15 | 4792 | 0 | 53 | 95 | 2102 | 270 | 6947 | 8060 |
| | - 1995 | 677 | 98 | 74 | 26 | 2606 | 0 | 90 | 91 | 2351 | 191 | 5047 | 6013 |
| Absorptions | - Current Month | 95 | 8 | 1 | 0 | 503 | 6 | 10 | 0 | 0 | 7 | 513 | 623 |
| | - 3 Month Average | 61 | 5 | 8 | 6 | 103 | 0 | 2 | 0 | 76 | 14 | 181 | 261 |
| | - 12 Month Average | 58 | 6 | 6 | 2 | 62 | 0 | 17 | 0 | 112 | 8 | 191 | 263 |

## YORK REGION

| | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 583 | 38 | 23 | 123 | 102 | 0 | 5 | 0 | 108 | 146 | 215 | 982 |
| STARTS | - Current Month | 267 | 0 | 0 | 14 | 0 | 0 | 0 | 0 | 0 | 14 | 0 | 281 |
| | - Year-To-Date 1996 | 267 | 0 | 0 | 14 | 0 | 0 | 0 | 0 | 0 | 14 | 0 | 281 |
| | - Year-To-Date 1995 | 123 | 0 | 23 | 38 | 80 | 0 | 0 | 0 | 0 | 61 | 80 | 264 |
| Under Construction | - 1996 | 1627 | 84 | 196 | 432 | 139 | 0 | 8 | 0 | 0 | 628 | 147 | 2486 |
| | - 1995 | 2041 | 106 | 271 | 95 | 698 | 0 | 8 | 23 | 267 | 389 | 973 | 3509 |
| COMPLETIONS | - Current Month | 204 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 206 |
| | - Year-To-Date 1996 | 204 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 206 |
| | - Year-To-Date 1995 | 303 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 317 |
| Completed & Not Absorbed | - 1996 | 143 | 28 | 14 | 10 | 244 | 0 | 1 | 0 | 1 | 24 | 246 | 441 |
| | - 1995 | 123 | 8 | 0 | 3 | 178 | 0 | 0 | 0 | 0 | 3 | 178 | 312 |
| Total Supply | - 1996 | 2353 | 150 | 233 | 565 | 485 | 0 | 14 | 0 | 109 | 798 | 608 | 3909 |
| | - 1995 | 2751 | 116 | 282 | 293 | 876 | 0 | 13 | 23 | 375 | 598 | 1264 | 4729 |
| Absorptions | - Current Month | 192 | 2 | 21 | 0 | 1 | 0 | 0 | 0 | 0 | 21 | 1 | 216 |
| | - 3 Month Average | 240 | 21 | 82 | 22 | 3 | 0 | 3 | 0 | 1 | 104 | 7 | 372 |
| | - 12 Month Average | 276 | 15 | 48 | 11 | 56 | 0 | 6 | 2 | 22 | 61 | 84 | 436 |

## PEEL REGION

| | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 1291 | 264 | 360 | 18 | 0 | 0 | 0 | 10 | 0 | 388 | 0 | 1943 |
| STARTS | - Current Month | 78 | 4 | 47 | 0 | 0 | 0 | 0 | 0 | 0 | 47 | 0 | 129 |
| | - Year-To-Date 1996 | 78 | 4 | 47 | 0 | 0 | 0 | 0 | 0 | 0 | 47 | 0 | 129 |
| | - Year-To-Date 1995 | 190 | 6 | 12 | 90 | 0 | 0 | 0 | 0 | 0 | 102 | 0 | 298 |
| Under Construction | - 1996 | 1012 | 298 | 817 | 217 | 0 | 0 | 0 | 0 | 499 | 1034 | 499 | 2843 |
| | - 1995 | 1456 | 324 | 154 | 425 | 0 | 0 | 0 | 0 | 241 | 579 | 241 | 2600 |
| COMPLETIONS | - Current Month | 208 | 46 | 40 | 6 | 0 | 0 | 0 | 0 | 0 | 46 | 0 | 300 |
| | - Year-To-Date 1996 | 208 | 46 | 40 | 6 | 0 | 0 | 0 | 0 | 0 | 46 | 0 | 300 |
| | - Year-To-Date 1995 | 287 | 54 | 52 | 53 | 0 | 0 | 0 | 0 | 230 | 105 | 230 | 67[illegible] |
| Completed & Not Absorbed | - 1996 | 67 | 26 | 18 | 27 | 0 | 0 | 0 | 0 | 0 | 45 | 0 | 13[illegible] |
| | - 1995 | 43 | 18 | 16 | 36 | 16 | 0 | 1 | 0 | 43 | 52 | 60 | 17[illegible] |
| Total Supply | - 1996 | 2370 | 588 | 1195 | 262 | 0 | 0 | 0 | 10 | 499 | 1467 | 499 | 492[illegible] |
| | - 1995 | 2386 | 443 | 298 | 503 | 16 | 0 | 1 | 0 | 438 | 801 | 455 | 408[illegible] |
| Absorptions | - Current Month | 207 | 42 | 36 | 12 | 0 | 0 | 0 | 0 | 0 | 48 | 0 | 29[illegible] |
| | - 3 Month Average | 172 | 37 | 55 | 32 | 0 | 0 | 0 | 0 | 6 | 87 | 6 | 30[illegible] |
| | - 12 Month Average | 217 | 42 | 59 | 42 | 1 | 0 | 0 | 0 | 44 | 101 | 45 | 40[illegible] |

UARY 1996

| LTON REGION | | FREEHOLD SINGLE | FREEHOLD SEMI | FREEHOLD ROW | CONDOMINIUM ROW | CONDOMINIUM APT | PRIVATE ROW | PRIVATE APT | ASSISTED ROW | ASSISTED APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | OWNERSHIP | | | | | RENTAL | | | | | | |
| nding Starts | | 145 | 24 | 188 | 28 | 0 | 0 | 60 | 0 | 0 | 216 | 60 | 445 |
| ARTS | - Current Month | 25 | 0 | 0 | 20 | 0 | 0 | 0 | 0 | 0 | 20 | 0 | 45 |
| | - Year-To-Date 1996 | 25 | 0 | 0 | 20 | 0 | 0 | 0 | 0 | 0 | 20 | 0 | 45 |
| | - Year-To-Date 1995 | 67 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 0 | 76 |
| der Construction | - 1996 | 386 | 12 | 169 | 164 | 0 | 0 | 0 | 0 | 0 | 333 | 0 | 731 |
| | - 1995 | 563 | 30 | 263 | 259 | 0 | 0 | 0 | 55 | 59 | 577 | 59 | 1229 |
| MPLETIONS | - Current Month | 34 | 0 | 31 | 6 | 0 | 0 | 0 | 0 | 0 | 37 | 0 | 71 |
| | - Year-To-Date 1996 | 34 | 0 | 31 | 6 | 0 | 0 | 0 | 0 | 0 | 37 | 0 | 71 |
| | - Year-To-Date 1995 | 59 | 8 | 47 | 25 | 0 | 0 | 0 | 0 | 0 | 72 | 0 | 139 |
| mpleted & Not Absorbed | - 1996 | 35 | 5 | 2 | 20 | 25 | 0 | 0 | 0 | 1 | 22 | 26 | 88 |
| | - 1995 | 22 | 9 | 16 | 9 | 53 | 0 | 0 | 54 | 24 | 79 | 77 | 187 |
| al Supply | - 1996 | 566 | 41 | 359 | 212 | 25 | 0 | 60 | 0 | 1 | 571 | 86 | 1264 |
| | - 1995 | 669 | 67 | 400 | 268 | 53 | 0 | 0 | 109 | 83 | 777 | 136 | 1649 |
| sorptions | - Current Month | 37 | 0 | 33 | 4 | 1 | 0 | 0 | 0 | 0 | 37 | 1 | 75 |
| | - 3 Month Average | 76 | 2 | 2 | 20 | 26 | 0 | 0 | 1 | 0 | 23 | 26 | 127 |
| | - 12 Month Average | 74 | 4 | 21 | 23 | 8 | 0 | 0 | 9 | 7 | 53 | 15 | 146 |

RHAM REGION

| | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| nding Starts | | 382 | 24 | 54 | 0 | 0 | 0 | 0 | 0 | 0 | 54 | 0 | 460 |
| ARTS | - Current Month | 112 | 0 | 56 | 15 | 0 | 0 | 0 | 0 | 0 | 71 | 0 | 183 |
| | - Year-To-Date 1996 | 112 | 0 | 56 | 15 | 0 | 0 | 0 | 0 | 0 | 71 | 0 | 183 |
| | - Year-To-Date 1995 | 183 | 24 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 0 | 217 |
| der Construction | - 1996 | 937 | 60 | 336 | 66 | 29 | 0 | 107 | 0 | 88 | 402 | 224 | 1623 |
| | - 1995 | 967 | 54 | 112 | 122 | 86 | 0 | 4 | 0 | 157 | 234 | 247 | 1502 |
| MPLETIONS | - Current Month | 133 | 16 | 52 | 0 | 0 | 0 | 0 | 0 | 27 | 52 | 27 | 228 |
| | - Year-To-Date 1996 | 133 | 16 | 52 | 0 | 0 | 0 | 0 | 0 | 27 | 52 | 27 | 228 |
| | - Year-To-Date 1995 | 127 | 4 | 55 | 11 | 69 | 0 | 0 | 8 | 82 | 74 | 151 | 356 |
| mpleted & Not Absorbed | - 1996 | 239 | 54 | 19 | 11 | 19 | 0 | 1 | 0 | 12 | 30 | 32 | 355 |
| | - 1995 | 127 | 37 | 29 | 0 | 24 | 0 | 1 | 0 | 6 | 29 | 31 | 224 |
| tal Supply | - 1996 | 1558 | 138 | 409 | 77 | 48 | 0 | 108 | 0 | 100 | 486 | 256 | 2438 |
| | - 1995 | 1731 | 139 | 229 | 122 | 110 | 0 | 5 | 0 | 202 | 351 | 317 | 2538 |
| sorptions | - Current Month | 151 | 12 | 50 | 0 | 5 | 0 | 0 | 0 | 15 | 50 | 20 | 233 |
| | - 3 Month Average | 114 | 8 | 18 | 0 | 2 | 0 | 1 | 0 | 25 | 18 | 28 | 168 |
| | - 12 Month Average | 130 | 7 | 23 | 10 | 13 | 0 | 0 | 1 | 21 | 34 | 34 | 205 |

SHAWA CMA

| | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| nding Starts | | 189 | 4 | 27 | 0 | 0 | 0 | 0 | 0 | 0 | 27 | 0 | 220 |
| TARTS | - Current Month | 48 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 0 | 56 |
| | - Year-To-Date 1996 | 48 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 0 | 56 |
| | - Year-To-Date 1995 | 136 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 0 | 146 |
| nder Construction | - 1996 | 418 | 6 | 99 | 0 | 0 | 0 | 0 | 0 | 0 | 99 | 0 | 523 |
| | - 1995 | 494 | 18 | 25 | 25 | 0 | 0 | 4 | 0 | 94 | 50 | 98 | 660 |
| OMPLETIONS | - Current Month | 60 | 0 | 33 | 0 | 0 | 0 | 0 | 0 | 27 | 33 | 27 | 120 |
| | - Year-To-Date 1996 | 60 | 0 | 33 | 0 | 0 | 0 | 0 | 0 | 27 | 33 | 27 | 120 |
| | - Year-To-Date 1995 | 80 | 4 | 28 | 11 | 0 | 0 | 0 | 8 | 0 | 47 | 0 | 131 |
| ompleted & Not Absorbed | - 1996 | 76 | 5 | 12 | 8 | 16 | 0 | 1 | 0 | 12 | 20 | 29 | 130 |
| | - 1995 | 81 | 4 | 27 | 0 | 19 | 0 | 1 | 0 | 0 | 27 | 20 | 132 |
| otal Supply | - 1996 | 683 | 15 | 138 | 8 | 16 | 0 | 1 | 0 | 12 | 146 | 29 | 873 |
| | - 1995 | 1038 | 66 | 140 | 25 | 19 | 0 | 5 | 0 | 133 | 165 | 157 | 1426 |
| bsorptions | - Current Month | 63 | 0 | 31 | 0 | 0 | 0 | 0 | 0 | 15 | 31 | 15 | 109 |
| | - 3 Month Average | 69 | 2 | 18 | 0 | 1 | 0 | 1 | 0 | 4 | 18 | 6 | 95 |
| | - 12 Month Average | 85 | 3 | 14 | 2 | 0 | 0 | 0 | 1 | 9 | 17 | 9 | 114 |

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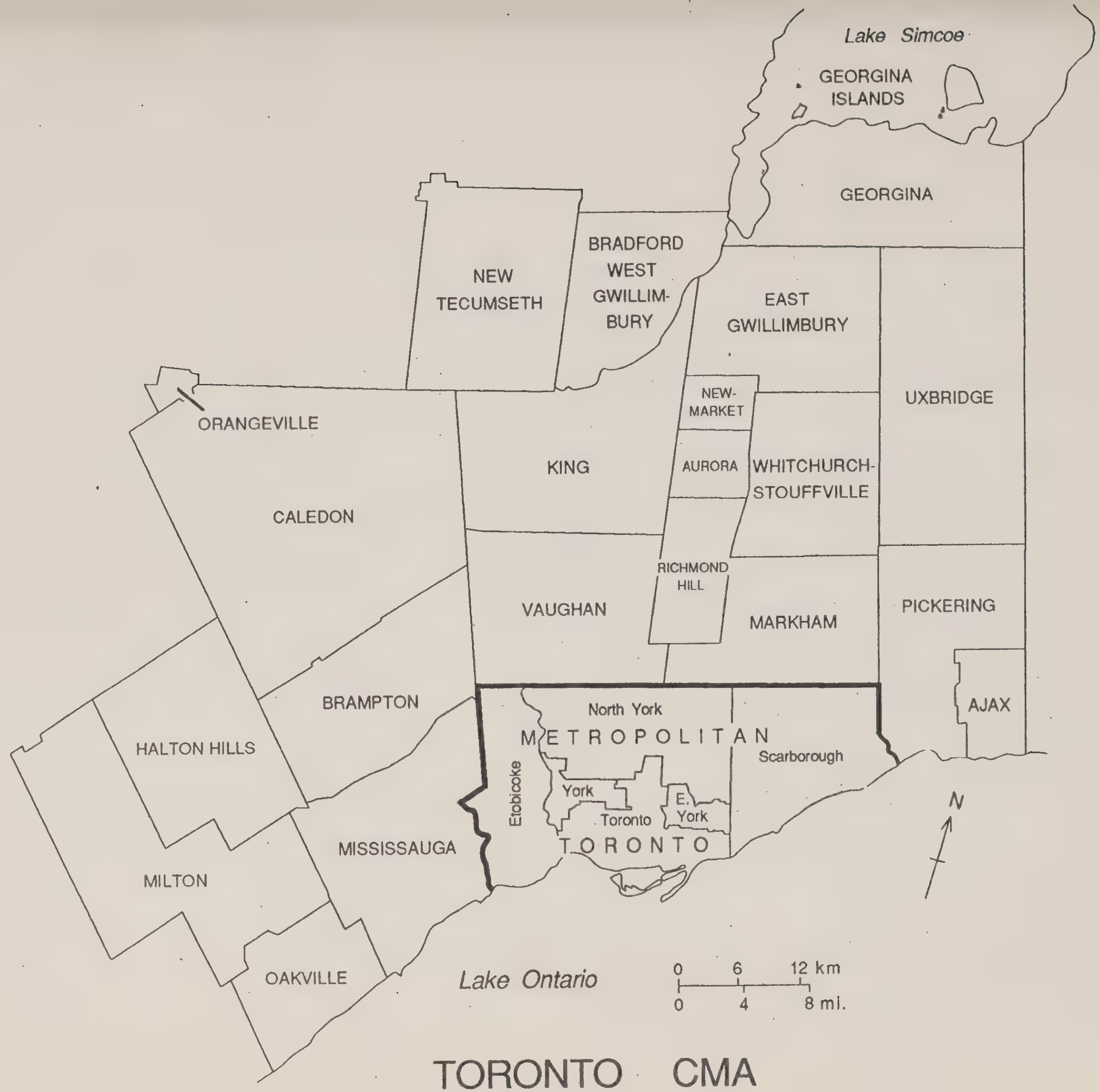

Lake Simcoe
GEORGINA ISLANDS
GEORGINA
NEW TECUMSETH
BRADFORD WEST GWILLIMBURY
EAST GWILLIMBURY
UXBRIDGE
NEW-MARKET
ORANGEVILLE
KING
AURORA
WHITCHURCH-STOUFFVILLE
CALEDON
RICHMOND HILL
VAUGHAN
MARKHAM
PICKERING
BRAMPTON
AJAX
North York
METROPOLITAN
Scarborough
HALTON HILLS
Etobicoke
York
Toronto
E. York
TORONTO
MISSISSAUGA
MILTON
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OAKVILLE
Lake Ontario
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0 4 8 mi.


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February 1996



# LOCAL HOUSING MARKET REPORT

## TORONTO BRANCH

# TORONTO BRANCH
# LOCAL HOUSING MARKET REPORT
## FEBRUARY 1996

CANADA MORTGAGE
AND HOUSING CORPORATION

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## HIGHLIGHTS - February 1996

- The employment recovery in Toronto has paused
- Toronto housing starts drop, to a more sustainable level, as condo activity slows
- Canada housing starts rebound from January's slump
- Resales and new home sales finally respond to lower interest rates
- In CMHC News, we highlight:
  - CMHC releases the 1996 Toronto Retirement Home Survey
  - A special analysis of apartment rents in Toronto is of interest to analysts, appraisers, and property managers
  - A New reference book on Export Opportunities is available from CMHC

For further information concerning any of the contents of this report or for more information on housing, please contact the Market Analyst, Toronto Branch Market Analysis Department, (416) 789-8708

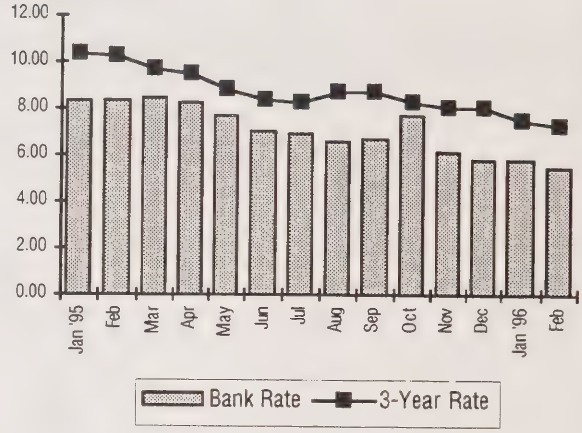
## ECONOMIC INDICATORS

Mortgage rates continued to slide into February, although financial markets have become turbulent in recent weeks. Housing activity has finally responded to improved affordability. However, in early March, lending rates increased a notch. Volatility in financial markets, if it continues, could cause buyers to accelerate their purchases.

On the employment side, figures from Statistics Canada indicate a slowdown in the Toronto job market. Meanwhile, for all of Canada, job growth remains strong. The new house price index suggests that prices in the Toronto area are essentially unchanged compared to a year ago (down by 0.15%).

**BANK RATE / 3-YEAR MORTGAGE RATE**

Monthly, 1995 - 1996




### ECONOMIC INDICATORS

| YEAR - MONTH | | INTEREST and EXCHANGE RATES (at month's end) | | | CPI All Items | NHPI | TORONTO and OSHAWA CMAs: EMPLOYMENT RATIO (%) | | UNEMPLOYMENT RATE (%) | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Bank Rate | Mtge. Rate 3 Yr. Inst. | Exch. Rate ($Cdn/$US) | Toronto 1986=100 | Toronto 1986=100 | Toronto | Oshawa | Toronto | Oshawa |
| 1995 | January | 8.38 | 10.36 | 70.68 | 134.0 | 137.8 | 61.2 | 65.4 | 9.0 | 7.1 |
| | February | 8.38 | 10.22 | 71.74 | 134.5 | 138.3 | 61.6 | 65.0 | 8.8 | 7.0 |
| | March | 8.47 | 9.70 | 72.59 | 134.6 | 138.7 | 61.8 | 64.3 | 8.7 | 7.2 |
| | April | 8.17 | 9.42 | 73.37 | 134.7 | 138.3 | 61.7 | 63.6 | 8.7 | 7.5 |
| | May | 7.71 | 8.73 | 73.02 | 135.4 | 138.2 | 61.4 | 63.6 | 8.9 | 7.7 |
| | June | 6.97 | 8.38 | 72.67 | 135.5 | 137.5 | 61.2 | 63.6 | 8.9 | 8.1 |
| | July | 6.87 | 8.18 | 73.52 | 135.6 | 138.0 | 61.3 | 63.3 | 8.9 | 8.9 |
| | August | 6.59 | 8.63 | 74.46 | 135.3 | 137.9 | 61.4 | 62.7 | 8.6 | 9.7 |
| | September | 6.71 | 8.63 | 74.01 | 135.8 | 137.9 | 61.5 | 62.4 | 8.5 | 10.2 |
| | October | 7.65 | 8.25 | 73.22 | 135.6 | 137.4 | 61.6 | 62.4 | 8.2 | 10.0 |
| | November | 6.07 | 8.00 | 73.62 | 135.8 | 136.9 | 61.8 | 61.6 | 7.9 | 9.9 |
| | December | 5.79 | 8.03 | 73.49 | 135.6 | 137.5 | 61.7 | 61.7 | 8.0 | 9.0 |
| **AVERAGE** | | **7.31** | **8.88** | **73.03** | **135.2** | **137.9** | **61.5** | **63.3** | **8.6** | **8.5** |
| 1996 | January | 5.74 | 7.50 | 72.63 | 135.9 | 137.6 | 61.4 | 61.4 | 8.3 | 8.3 |
| | February | 5.50 | 7.25 | 72.88 | 136.3 | ----- | 61.4 | 62.1 | 8.7 | 8.0 |
| | March | | | | | | | | | |
| | April | | | | | | | | | |
| | May | | | | | | | | | |
| | June | | | | | | | | | |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |

SOURCE: Bank of Canada, CMHC, Statistics Canada

Note: Employment Ratios and Unemployment figures are seasonally-adjusted 3 month moving averages; NHPI excludes GST

## HOUSING STARTS SUMMARY

Housing starts in the Toronto Branch territory tumbled compared to a year ago. Starts fell in February for both single-detached and multiple unit homes. The drop was due to sharply lower activity in Peel Region and Metro Toronto. Most other regional municipalities saw increases during the month.

### HOUSING STARTS - CMHC TORONTO BRANCH

| MONTH | — SINGLES — | | — MULTIPLES — | | — TOTAL — | | |
|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | 1995 | 1996 | 1995 | 1996 | Percent Change |
| January | 618 | 633 | 548 | 553 | 1,166 | 1,186 | +01.7% |
| February | 532 | 407 | 732 | 473 | 1,264 | 880 | -30.4% |
| March | 483 | | 947 | | 1,430 | | |
| April | 822 | | 919 | | 1,741 | | |
| May | 913 | | 618 | | 1,531 | | |
| June | 1,186 | | 844 | | 2,030 | | |
| July | 584 | | 635 | | 1,219 | | |
| August | 719 | | 875 | | 1,594 | | |
| September | 937 | | 1,007 | | 1,944 | | |
| October | 872 | | 483 | | 1,355 | | |
| November | 838 | | 1,428 | | 2,266 | | |
| December | 860 | | 1,344 | | 2,204 | | |
| Total | 9,364 | 1,040 | 10,380 | 1,026 | 19,744 | 2,066 | |

Source: CMHC

For the Toronto CMA, seasonally-adjusted housing starts eased to 16,100 SAAR. Activity in the previous three months averaged 20,900 SAAR, due to a clump of condo apartment starts. Unusually harsh weather in January and February may also have been a factor in the slowdown.

February 1996 starts were highest in the City of Toronto (184), followed by Vaughan (159), Newmarket (92), Mississauga (84), and Caledon (64).

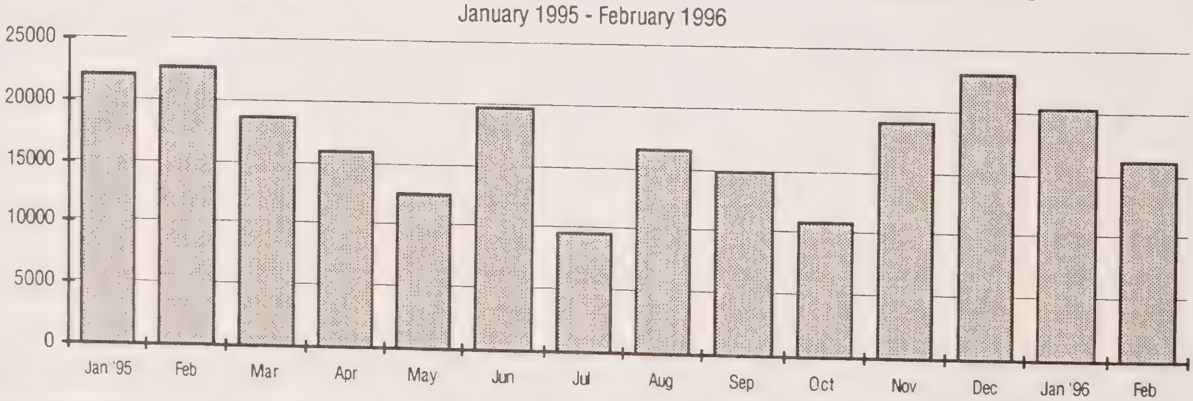
## STARTS IN THE TORONTO CMA
### 1995-1996

| | OWNERSHIP | | | | | RENTAL | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | Private | | Assisted | | Total | Total | GRAND | |
| | Single | Semi | Row | Row | Apt. | Row | Apt. | Row | Apt. | Row | Apt. | TOTAL | SAAR |
| **1995** | | | | | | | | | | | | | |
| Jan | 446 | 34 | 57 | 128 | 236 | 0 | 0 | 5 | 48 | 190 | 284 | 954 | 22000 |
| Feb | 456 | 2 | 221 | 25 | 300 | 0 | 0 | 0 | 175 | 246 | 475 | 1179 | 22700 |
| Mar | 375 | 34 | 154 | 22 | 563 | 0 | 0 | 0 | 154 | 176 | 717 | 1302 | 18700 |
| Apr | 669 | 130 | 352 | 42 | 139 | 0 | 0 | 0 | 221 | 394 | 360 | 1553 | 15900 |
| May | 687 | 98 | 95 | 72 | 50 | 0 | 0 | 0 | 100 | 167 | 150 | 1102 | 12500 |
| June | 875 | 80 | 169 | 14 | 224 | 0 | 0 | 0 | 261 | 183 | 485 | 1623 | 19700 |
| July | 391 | 40 | 21 | 229 | 0 | 0 | 2 | 0 | 229 | 250 | 231 | 912 | 9600 |
| Aug | 544 | 86 | 194 | 40 | 184 | 0 | 0 | 0 | 348 | 234 | 532 | 1396 | 16600 |
| Sep | 621 | 162 | 131 | 128 | 395 | 6 | 0 | 0 | 0 | 265 | 395 | 1443 | 15000 |
| Oct | 601 | 50 | 105 | 48 | 101 | 0 | 6 | 0 | 111 | 153 | 218 | 1022 | 10900 |
| Nov | 590 | 116 | 486 | 71 | 457 | 0 | 2 | 86 | 160 | 643 | 619 | 1968 | 19100 |
| Dec | 624 | 64 | 344 | 78 | 757 | 0 | 4 | 0 | 0 | 422 | 761 | 1871 | 23200 |
| **TOTAL** | **6879** | **896** | **2329** | **897** | **3406** | **6** | **14** | **91** | **1807** | **3323** | **5227** | **16325** | |
| **1996** | | | | | | | | | | | | | |
| Jan | 522 | 12 | 130 | 34 | 340 | 0 | 0 | 0 | 0 | 164 | 340 | 1038 | 20400 |
| Feb | 349 | 26 | 81 | 77 | 142 | 0 | 0 | 0 | 141 | 158 | 283 | 816 | 16100 |
| **TOTAL** | **871** | **38** | **211** | **111** | **482** | **0** | **0** | **0** | **141** | **322** | **623** | **1854** | |

Source: CMHC

**HOUSING STARTS, TORONTO CMA, SEASONALLY ADJUSTED AT ANNUAL RATES**

January 1995 - February 1996



Canada-wide housing starts bounced back in February. At 109,700 SAAR they were close to the 1995 total of 110,933. Single-detached starts fell slightly, ending a six month string of increases. February's rebound in total starts was due to multiple unit projects - this activity tends to be volatile, and multiple starts in January were very low. February starts rose in eight provinces, but fell in Newfoundland and New Brunswick. Starts were 16,100 SAAR for Toronto, 15,300 SAAR for Vancouver, and 4,900 SAAR for Montréal.

## HOUSING STARTS - CANADA

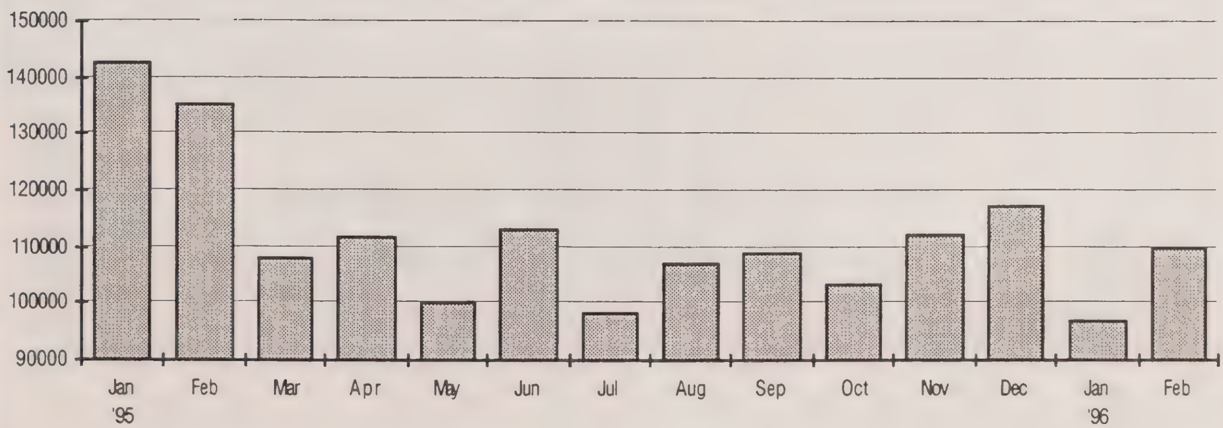
**Dwelling Units Seasonally Adjusted at Annual Rates (SAAR)**

| YEAR/MONTH | URBAN AREAS | | | | | | OTHER AREAS (Quarterly) | GRAND TOTAL | Percent Change |
|---|---|---|---|---|---|---|---|---|---|
| | Singles | Percent Change | Multiples | Percent Change | Total | Percent Change | | | |
| **1995** | | | | | | | | | |
| January | 56,900 | -4.0% | 61,700 | 36.2% | 118,600 | 13.4% | 22,100 | 142,400 | 11.2% |
| February | 60,200 | 5.8.% | 50,800 | -17.7% | 111,000 | -6.4% | 22,100 | 135,300 | -5.0% |
| March | 46,000 | -23.6% | 40,100 | -21.1% | 86,100 | -22.4% | 22,100 | 108,200 | -20.0% |
| April | 44,500 | -3.3% | 46,400 | 15.7% | 90,900 | 5.8% | 20,600 | 111,500 | 3.0% |
| May | 40,500 | -9.0% | 39,100 | -15.7% | 79,600 | -12.4% | 20,600 | 100,200 | -10.1% |
| June | 46,100 | 13.8% | 46,600 | 19.2% | 92,700 | 16.5% | 20,600 | 113,300 | 13.1% |
| July | 40,700 | -11.7% | 38,200 | -18.0% | 78,900 | -14.9% | 19,600 | 98,500 | -15.0% |
| August | 44,400 | 9.1% | 43,200 | 13.1% | 87,600 | 11.0% | 19,600 | 107,200 | 8.8% |
| September | 46,900 | 5.6% | 42,200 | 2.3% | 89,100 | 1.7% | 19,600 | 108,700 | 1.4% |
| October | 46,900 | 0.0% | 32,700 | -22.5% | 79,600 | -10.7% | 24,000 | 103,600 | -4.7% |
| November | 48,200 | 2.8% | 39,800 | 21.7% | 88,000 | 10.6% | 24,000 | 112,000 | 8.1% |
| December | 48,500 | 0.6% | 44,700 | 12.3% | 93,200 | 5.9% | 24,000 | 117,200 | 4.6% |
| **1996** | | | | | | | | | |
| January | 49,600 | 2.3% | 29,200 | -34.7% | 78,800 | -15.5% | 18,000 | 96,800 | -17.4% |
| February | 47,100 | -5.0% | 44,600 | 52.7% | 91,700 | 16.4% | 18,000 | 109,700 | 13.3% |

SOURCE: CMHC

**HOUSING STARTS - CANADA**

Seasonally Adjusted at Annual Rates



## NEW HOME SALES

New home sales were much improved in February, reaching 16,400 SAAR, compared to January's 12,200 SAAR, and the 1995 total of 12,857 units. Sales have finally responded to lower interest rates in both the new homes and resale markets. Builders have also caught the interest of buyers with a new selection of starter home products. CMHC has reported that there are market opportunities for new single detached homes priced under $200,000, to appeal to buyers with incomes of $60,000-$70,000.

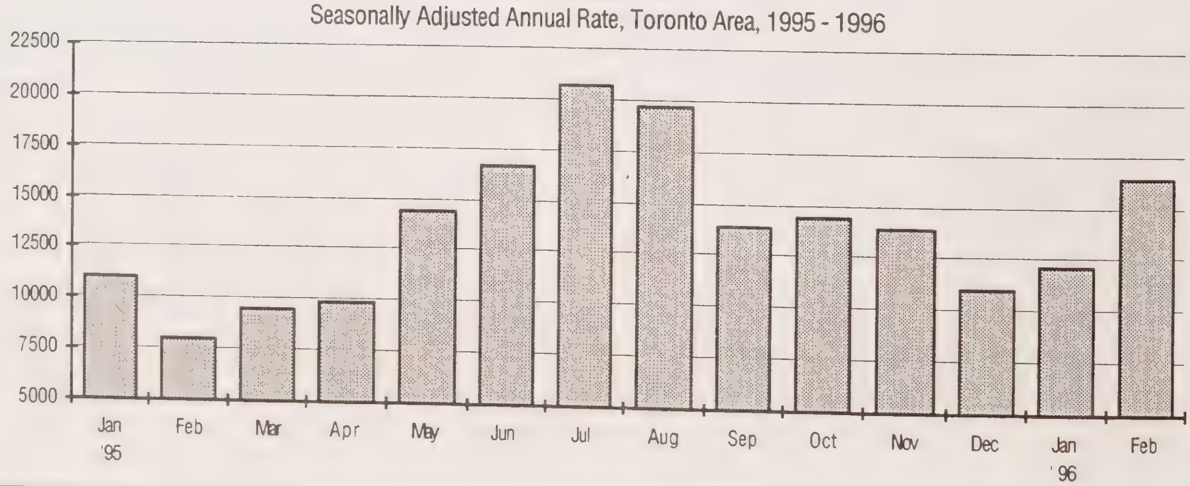
Sales increased for freehold homes, to 10,900 SAAR, versus 7,700 SAAR in January, and for condos, to 5,500 SAAR versus 4,500 the previous month.

### NEW HOME SALES - TORONTO AREA

| MONTH | FREEHOLD | | CONDOMINIUM | | TOTAL | | PERCENT CHANGE | SAAR | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | 1995 | 1996 | 1995 | 1996 | 1995-1996 | 1995 | 1996 |
| January | 493 | 665 | 372 | 315 | 865 | 980 | 13.3% | 11,000 | 12,200 |
| February | 586 | 1,249 | 232 | 438 | 818 | 1,687 | 106.2% | 8,000 | 16,400 |
| March | 652 | | 360 | | 1,012 | | | 9,500 | |
| April | 636 | | 291 | | 927 | | | 9,900 | |
| May | 611 | | 453 | | 1,064 | | | 14,500 | |
| June | 789 | | 388 | | 1,177 | | | 16,700 | |
| July | 856 | | 350 | | 1,206 | | | 20,800 | |
| August | 824 | | 474 | | 1,298 | | | 19,700 | |
| September | 851 | | 381 | | 1,232 | | | 13,900 | |
| October | 957 | | 425 | | 1,382 | | | 14,500 | |
| November | 688 | | 484 | | 1,172 | | | 13,900 | |
| December | 447 | | 257 | | 704 | | | 11,000 | |
| TOTAL | 8,390 | | 4,467 | | 12,857 | | | | |

SOURCE: Greater Toronto Home Builders' Association, Housing Data Report, prepared by Brethour Research Associates Limited; seasonal adjustment by CMHC.

**NEW HOME SALES**
Seasonally Adjusted Annual Rate, Toronto Area, 1995 - 1996



## RESALE ACTIVITY

Resale activity also surged in February 1996, reaching 46,000 SAAR. This is well above the total for 1995 (39,273) and the weak numbers seen late in 1995. The Toronto Real Estate Board reported that February sales were boosted slightly, as it is now reporting sales for all members of the Durham Region Real Estate Board.

The average price dropped by more than $2,000 in February. CMHC believes that prices are stable at present. One-half of the drop is due to increased reporting in Durham Region, where prices are lower. Also, with improved affordability, an increased share of sales is occurring in low and moderate price ranges. The sales to listings ratio is well within the "Balanced Market" range. At a seasonally-adjusted rate of 24.3%, this key indicator is suggesting that prices should be stable in the short term.

### RESALE ACTIVITY - TORONTO REAL ESTATE BOARD

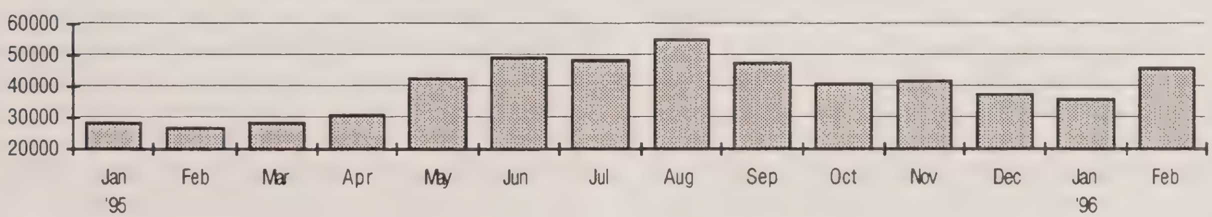
| MONTH | 1995 | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Number of Sales | SAAR | Number Listings | Listing SA | Sales to Listings | Sales to Listings SA | Average Price | Median Price |
| January | 1,791 | 28,700 | 12,137 | 14,200 | 14.8% | 16.9% | $199,759 | $170,500 |
| February | 2,455 | 26,800 | 13,756 | 14,200 | 17.8% | 15.7% | $208,225 | $175,500 |
| March | 3,218 | 28,600 | 18,396 | 15,200 | 17.5% | 15.7% | $207,556 | $175,000 |
| April | 3,204 | 31,000 | 17,275 | 13,700 | 18.5% | 18.8% | $212,541 | $175,700 |
| May | 3,785 | 42,500 | 18,115 | 14,700 | 20.9% | 24.1% | $212,626 | $177,500 |
| June | 4,172 | 48,900 | 17,023 | 15,100 | 24.5% | 27.0% | $202,297 | $175,000 |
| July | 3,721 | 48,500 | 14,429 | 15,000 | 25.8% | 26.9% | $202,686 | $175,000 |
| August | 4,179 | 54,600 | 14,715 | 16,400 | 28.4% | 27.7% | $198,594 | $172,500 |
| September | 3,841 | 47,500 | 15,434 | 15,200 | 24.9% | 26.1% | $195,099 | $170,000 |
| October | 3,344 | 40,500 | 13,709 | 13,500 | 24.4% | 25.1% | $201,526 | $172,000 |
| November | 3,295 | 41,900 | 12,374 | 13,900 | 26.6% | 25.2% | $197,999 | $170,000 |
| December | 2,268 | 37,300 | 6,976 | 12,500 | 32.5% | 24.9% | $197,119 | $169,000 |
| **TOTAL Jan-Dec** | **39,273** | | | | | | **$203,028** | |

| MONTH | 1996 | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Number of Sales | SAAR | Number Listings | Listing SA | Sales to Listings | Sales to Listings SA | Average Price | Median Price |
| January | 2,222 | 35,700 | 12,805 | 15,000 | 17.4% | 19.9% | $195,169 | $166,000 |
| February | 4,207 | 46,000 | 15,263 | 15,800 | 27.6% | 24.3% | $192,406 | $169,000 |
| March | | | | | | | | |
| April | | | | | | | | |
| May | | | | | | | | |
| June | | | | | | | | |
| July | | | | | | | | |
| August | | | | | | | | |
| September | | | | | | | | |
| October | | | | | | | | |
| November | | | | | | | | |
| December | | | | | | | | |

N.B. 1) New listings plus reruns

SOURCE: Toronto Real Estate Board; seasonal adjustment by CMHC.

**RESALE ACTIVITY,** Seasonally Adjusted Annual Rate, Toronto Area



## RESALE ACTIVITY - TORONTO BRANCH AREA

| REAL ESTATE BOARD | JANUARY 1995 | | | JANUARY 1996 | | | PERCENT CHANGE 1995-1996 | |
|---|---|---|---|---|---|---|---|---|
| | # of Sales | No. of Listings | Average Price | # of Sales | # of Listings | Average Price | # of Sales | Average Price |
| Bancroft District | 9 | 53 | $69,656 | 11 | 60 | $77,536 | 22.2 | 11.3 |
| Barrie and District | 82 | 465 | $131,401 | 123 | 442 | $133,661 | 50.0 | 1.7 |
| Brampton | 213 | 733 | $170,508 | 230 | 687 | $170,285 | 8.0 | -.1 |
| Cobourg-Port Hope | 33 | 153 | $133,155 | 49 | 153 | $111,252 | 48.5 | -16.4 |
| Georgian Triangle | 27 | 255 | $117,759 | 42 | 216 | $113,344 | 55.6 | -3.7 |
| Haliburton District | 4 | 175 | $70,000 | 9 | 82 | $66,583 | 125.0 | -4.9 |
| Lindsay and District | 43 | 218 | $103,377 | 35 | 182 | $99,636 | -18.6 | -3.6 |
| Midland and Penetanguishene | 24 | 188 | $94,713 | 25 | 182 | $84,196 | 4.2 | -11.1 |
| Mississauga | 244 | 963 | $183,286 | n/a | n/a | n/a | n/a | n/a |
| Muskoka | 46 | 360 | $81,880 | 42 | 404 | $112,664 | -8.7 | 37.6 |
| Oakville-Milton | 98 | 410 | $230,098 | 126 | 425 | $234,446 | 28.6 | 1.9 |
| Orangeville and District | 44 | 157 | $140,014 | 53 | 156 | $145,451 | 20.5 | 3.9 |
| Orillia and District | 37 | 191 | $108,649 | 33 | 167 | $94,615 | -10.8 | -12.9 |
| Oshawa & District | 233 | 875 | $122,960 | 222 | 564 | $127,334 | -4.7 | 3.6 |
| Peterborough | 79 | 331 | $110,734 | 88 | 281 | $105,521 | 11.4 | -4.7 |
| Quinte & District | 43 | 389 | $110,914 | 48 | 305 | $97,598 | 11.6 | -12.0 |
| Toronto | 1791 | 6778 | $199,759 | 2222 | 7488 | $195,169 | 24.1 | -2.3 |

NB: 1) Only new listings are included in this table
2) Numbers should be treated with caution where a small number of sales are recorded

Source: CREA (The Canadian Real Estate Association)

## CMHC NEWS

**1996 Retirement Homes Survey** - In January 1996, the vacancy rate in private retirement homes in the Toronto Branch Territory was 13%, down from 14% in 1995 and 16% in 1992. Per diems increased by an average of 1.6%, to an average of $70 for a private room. Additional analysis looks at growth in the number of occupied beds and the absorption rate in the Greater Toronto Area. The report includes a special narrative analysis for each of the major market areas. This is a priced publication, available at a cost of $25 (includes GST). Contact: Beverly Doucette at (416) 789-8708.

**Toronto's Rental Market** - Does your business involve financing, appraising, or managing existing rental properties? Or, do you study the rental market from a policy perspective? CMHC has a wealth of information on the Toronto Rental Market. This includes our annual Rental Market Survey Report for October 1995. We have also issued a special report "Analysis of Apartment Rents in the Toronto CMA, 1990 Versus 1995". This study shows how the market has changed in the last five years, and looks at prospects for rents in the coming years. By focusing on "age of building", it shows that there are distinct differences in performance between new and old buildings. Information on how rents vary by age of building should be of interest to analysts, appraisers, and managers.

This special report is available at a cost of $15, and can be obtained from Beverly Doucette at (416) 789 8708.

**Housing Export Opportunities for Canadians** - CMHC is offering a comprehensive reference book for Canadian's who are interested in exporting housing-related goods or services. This guide can help Canadian companies identify and exploit potential housing markets around the world, as it contains important market information on more than 50 countries. This publication is intended for manufacturers, builders, and allied professionals such as architects, engineers, and building technologists.

For more information, contact Gerry Duc at CMHC's International Relations Division - 613-748-2431.

## NEW RESIDENTIAL CONSTRUCTION ACTIVITY

### Introduction

The new residential construction statistics presented in this report are derived from the Starts and Completions Survey and the Market Absorption Survey conducted by Canada Mortgage and Housing Corporation (CMHC). They refer to self-contained dwelling units not designed for seasonal use.

The Starts and Completions Survey monitors the rate of starts and completions in Canada and the construction period of new dwellings on a monthly basis in urban areas with populations in excess of 10,000 persons. In addition, the survey also provides estimates of the total number of dwelling starts and completions in all provinces using a sample of areas with populations below 10,000 persons which are enumerated quarterly. This sample is then used to estimate the total number of new additions to the housing stock in each quarter for all provinces.

The Market Absorption Survey produces statistics to measure the rate at which units are sold or rented after they have been completed. This survey deals only with newly completed, self-contained dwellings which are not sold, or in the case of rental projects, rented at the time the dwellings are reported as completed in the Starts and Completions Survey. This survey is conducted monthly in Census Metropolitan Areas, large urban centres and Census Agglomerations with 50,000 or more persons.

It should be noted Burlington, Halton Hills, and Milton are not part of the CMHC Toronto Branch territory but are included to provide complete data for Halton Region and the Toronto CMA respectively. Brock and Hamilton Townships are not part of the National survey but are included to provide complete data for Durham Region and Northumberland County respectively. Mono Township, Scugog, Adjala-Tosontario, Brighton, Cavan, Fenelon Township, Hope Township, Laxton, Mariposa Township, Percy Township, Sturgeon Point, Carlow, Limerick, Rawdon, Faraday, and Hungerford are surveyed quarterly. A hyphen (" ") is inserted in the following tables in cases where data are not available.

Private rental units refer to privately initiated rental projects, including syndicated rental projects where condominium registration is intended. Assisted rental projects include all projects subsidized by either the federal and/or provincial governments, where at least some units are geared to households in need.

The accompanying definitions and maps have been provided to help clarify the information provided in the following tables. Should you require further assistance, please contact the Toronto Branch Market Analyst at (416) 789-8708.

### DEFINITIONS

**PENDING STARTS** refer to dwelling units where a building permit and/or National Housing Act (NHA) approval exists but construction has not started.

**STARTS** refer to units where construction has advanced to a stage where full (100%) footings are in place. In the case of multiple unit structures, this definition of a start applies to the entire structure.

**UNDER CONSTRUCTION** refers to the inventory of units currently being constructed. Under construction figures include current month starts and excludes current month completions.

**COMPLETIONS** Singles and Semis - occur when 90% or more of a structure has been completed. A structure may be considered to be complete and ready for occupancy when only seasonal deficiencies and/or minor infractions to building codes remain.

Row and Apartments - occur when 90% or more of the dwelling units within a structure are completed and ready for occupancy.

**COMPLETED & NOT ABSORBED** refers to newly constructed, completed units which have never been sold or rented.

**TOTAL SUPPLY** refers to the total supply of new units and includes pending starts, units under construction, and units that are completed but not absorbed.

**ABSORPTIONS** refer to newly completed units which have been sold or rented. The number of absorptions is obtained from a survey initiated when the structure is completed. Units sold or leased prior to construction are not considered as absorbed until the completion stage.*

* Condominium units are absorbed when a firm sale has been reported, even though the unit may not be actually occupied.

* Three and twelve month averages exclude the current month.

# STAY INFORMED WITH CMHC MARKET ANALYSIS PUBLICATIONS

**CMHC is your primary source of housing market information and analysis.**

The following reports are published by CMHC's Toronto Branch. Where no prices are shown, the reports are free of charge. For these reports, please contact Beverly Doucette at 416-789-8708. Items indicated with an asterisk (*) are also available for most centres across Canada. Contact us for more information.

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***LOCAL HOUSING MARKET REPORT** -- This monthly report summarizes statistics on housing and the economy. The reports contain comment, analysis, and topical issues pertaining to local housing markets. At the Toronto Branch, this report covers areas west to Oakville, north to Huntsville, and east to Belleville.

***RENTAL MARKET REPORT** -- This report provides current vacancy and rent statistics of local markets. The report is based on a survey of privately and publicly initiated apartment and row structures of three or more units offered for rent. The report is produced annually and is available for the Toronto CMA, the Oshawa CMA, and the Barrie, Peterborough, and Belleville areas at the Toronto Branch.

**REAL ESTATE FORECAST - TORONTO CMA** -- Produced for real estate professionals and housing consumers, this report includes forecasts of the local economy, interest rates, and key housing indicators such as sales, prices, and listings. It is produced semi-annually (spring and fall). Single copies are free of charge. Large quantity reprints are available at a cost of $25.00 per 100 copies.

**BUILDERS' FORECAST - TORONTO CMA** -- This report summarizes and forecasts components of the new housing market such as interest rates, new home sales, land supply, and demand for ownership and rental product. It is produced semi-annually (spring and fall). Single copies are free of charge. Large quantity reprints are available at a cost of $25.00 per 100 copies.

***HOUSING FORECAST** -- This report combines information included in the Real Estate and Builders' Forecasts. It is also produced semi-annually. At the Toronto Branch, it is available for the Oshawa CMA, the Barrie CA, and the Peterborough CA. Single copies are free of charge. Large quantity reprints are available at a cost of $25.00 per 100 copies.

**RETIREMENT HOME SURVEY** -- An annual report produced to indicate the state of the retirement home market in the Toronto Branch Territory. Vacancy rates, per diem rates, supply and demand factors, and new construction of retirement homes are summarized. ($25)

**CONDOMINIUM SURVEY** -- This annual report is produced for the Toronto CMA as a supplement to the Rental Market Survey to determine rental vacancy rates in condominiums, price and rent per square foot, and new supply. ($15)

**LAND SUPPLY SURVEY** -- This report is produced in conjunction with the Ministry of Housing and area municipalities. It monitors the active, draft-approved, and registered plans of subdivision and residential land availability. Long term potential demand is discussed to indicate the duration of land supply. It is an annual report available for the Greater Toronto Area. ($20)

**MULTIPLE UNIT PROGRESS REPORTS** -- This report is a quarterly listing of multiple unit projects currently approved and under construction in the Toronto Branch. ($15 for a single issue or $40 annually)

**DETAILED LOCAL HOUSING MARKET REPORT TABLES** -- These are statistical tables for the area municipalities and are available monthly ($10 for a single issue or $75 annually). These are also available by fax ($15 for a single issue or $100 annually).

**DETAILED RENTAL MARKET REPORT TABLES** -- These are statistical tables which include vacancies by age of structure, average rents by age of structure, and vacancy rates by rent range. They are available for Toronto (covering each of 31 zones -- $25), Oshawa (covering each of 4 zones -- $10), Barrie ($10), Peterborough ($10), and Belleville ($10).

**WHO'S OUT THERE?** -- Using CMHC's extensive database on NHA mortgages, this report profiles NHA borrowers, and the choices they make in the real estate and mortgage markets. Produced quarterly for the Toronto CMA, lending and real estate professionals can use it in their business planning and to educate their clients. ($8 for a single issue, $20 annually)

# SUMMARY TABLES

FEBRUARY HOUSING STARTS

| | SINGLES | | | MULTIPLES | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| CMHC TORONTO BRANCH | 532 | 407 | -23.5 | 732 | 473 | -35.4 | 1,264 | 880 | -30.4 |
| GREATER TORONTO AREA | 530 | 410 | -22.6 | 736 | 478 | -35.1 | 1,266 | 888 | -29.9 |
| TORONTO CMA: | 456 | 349 | -23.5 | 723 | 467 | -35.4 | 1,179 | 816 | -30.8 |
| METRO TORONTO: | 6 | 9 | 50.0 | 403 | 183 | -54.6 | 409 | 192 | -53.1 |
| Toronto City | 1 | 1 | 0.0 | 0 | 183 | N/A | 1 | 184 | 18300.0 |
| East York | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Etobicoke | 2 | 1 | -50.0 | 0 | 0 | N/A | 2 | 1 | -50.0 |
| North York | 1 | 2 | 100.0 | 175 | 0 | -100.0 | 176 | 2 | -98.9 |
| Scarborough | 2 | 5 | 150.0 | 228 | 0 | -100.0 | 230 | 5 | -97.8 |
| York City | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| YORK REGION: | 200 | 136 | -32.0 | 98 | 182 | 85.7 | 298 | 318 | 6.7 |
| Aurora | 6 | 2 | -66.7 | 0 | 8 | N/A | 6 | 10 | 66.7 |
| East Gwillimbury | 1 | 5 | 400.0 | 0 | 0 | N/A | 1 | 5 | 400.0 |
| Georgina Island | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Georgina Township | 1 | 5 | 400.0 | 0 | 0 | N/A | 1 | 5 | 400.0 |
| King | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Markham | 145 | 28 | -80.7 | 72 | 0 | -100.0 | 217 | 28 | -87.1 |
| Newmarket | 6 | 30 | 400.0 | 0 | 62 | N/A | 6 | 92 | 1433.3 |
| Richmond Hill | 30 | 5 | -83.3 | 0 | 10 | N/A | 30 | 15 | -50.0 |
| Vaughan | 11 | 57 | 418.2 | 26 | 102 | 292.3 | 37 | 159 | 329.7 |
| Whitchurch-Stouffville | 0 | 4 | N/A | 0 | 0 | N/A | 0 | 4 | N/A |
| PEEL REGION: | 215 | 138 | -35.8 | 214 | 43 | -79.9 | 429 | 181 | -57.8 |
| Brampton | 115 | 12 | -89.6 | 141 | 21 | -85.1 | 256 | 33 | -87.1 |
| Caledon | 24 | 56 | 133.3 | 0 | 8 | N/A | 24 | 64 | 166.7 |
| Mississauga | 76 | 70 | -7.9 | 73 | 14 | -80.8 | 149 | 84 | -43.6 |
| HALTON REGION: | 42 | 55 | 31.0 | 14 | 44 | 214.3 | 56 | 99 | 76.8 |
| Burlington ** | 15 | 22 | 46.7 | 12 | 5 | -58.3 | 27 | 27 | 0.0 |
| Halton Hills** | 9 | 13 | 44.4 | 0 | 0 | N/A | 9 | 13 | 44.4 |
| Milton** | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Oakville | 18 | 20 | 11.1 | 2 | 39 | 1850.0 | 20 | 59 | 195.0 |
| REST OF TORONTO CMA: | 8 | 33 | 312.5 | 6 | 20 | 233.3 | 14 | 53 | 278.6 |
| Ajax | 0 | 6 | N/A | 0 | 0 | N/A | 0 | 6 | N/A |
| Bradford West Gwillimbury | 0 | 2 | N/A | 0 | 0 | N/A | 0 | 2 | N/A |
| Orangeville | 0 | 3 | N/A | 6 | 0 | -100.0 | 6 | 3 | -50.0 |
| Pickering | 8 | 21 | 162.5 | 0 | 20 | N/A | 8 | 41 | 412.5 |
| New Tecumseth | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| Uxbridge | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Mono Township ** | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| DURHAM REGION: | 67 | 72 | 7.5 | 7 | 26 | 271.4 | 74 | 98 | 32.4 |
| OSHAWA CMA: | 59 | 36 | -39.0 | 7 | 4 | -42.9 | 66 | 40 | -39.4 |
| Oshawa City | 11 | 7 | -36.4 | 0 | 4 | N/A | 11 | 11 | 0.0 |
| Clarington | 13 | 10 | -23.1 | 0 | 0 | N/A | 13 | 10 | -23.1 |
| Whitby | 35 | 19 | -45.7 | 7 | 0 | -100.0 | 42 | 19 | -54.8 |
| REST OF DURHAM: | 8 | 27 | 237.5 | 0 | 20 | N/A | 8 | 47 | 487.5 |
| Ajax | 0 | 6 | N/A | 0 | 0 | N/A | 0 | 6 | N/A |
| Brock | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Pickering | 8 | 21 | 162.5 | 0 | 20 | N/A | 8 | 41 | 412.5 |
| Scugog | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Uxbridge | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| SIMCOE COUNTY: | 12 | 29 | 141.7 | 0 | 0 | N/A | 12 | 29 | 141.7 |
| BARRIE CA: | 4 | 25 | 525.0 | 0 | 0 | N/A | 4 | 25 | 525.0 |
| Barrie City | 1 | 19 | 1800.0 | 0 | 0 | N/A | 1 | 19 | 1800.0 |
| Innisfil | 2 | 6 | 200.0 | 0 | 0 | N/A | 2 | 6 | 200.0 |
| Springwater Township | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| COLLINGWOOD | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| MIDLAND CA: | 1 | 1 | 0.0 | 0 | 0 | N/A | 1 | 1 | 0.0 |
| Midland Town | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| Penetanguishene | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Christian Island | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Tay Township | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Tiny Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |

FEBRUARY HOUSING STARTS

| | SINGLES | | | MULTIPLES | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| ORILLIA CA: | 7 | 0 | -100.0 | 0 | 0 | N/A | 7 | 0 | -100.0 |
| Orillia City | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Severn Township | 7 | 0 | -100.0 | 0 | 0 | N/A | 7 | 0 | -100.0 |
| REST OF SIMCOE COUNTY: | 0 | 3 | N/A | 0 | 0 | N/A | 0 | 3 | N/A |
| Adjala-Tosontario Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Bradford West Gwillimbury | 0 | 2 | N/A | 0 | 0 | N/A | 0 | 2 | N/A |
| New Tecumseth | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| MUSKOKA DISTRICT: | 3 | 0 | -100.0 | 2 | 0 | -100.0 | 5 | 0 | -100.0 |
| Bracebridge | 0 | 0 | N/A | 2 | 0 | -100.0 | 2 | 0 | -100.0 |
| Gravenhurst | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Huntsville | 3 | 0 | -100.0 | 0 | 0 | N/A | 3 | 0 | -100.0 |
| VICTORIA/HALIBURTON: | 1 | 1 | 0.0 | 0 | 0 | N/A | 1 | 1 | 0.0 |
| LINDSAY CA: | 1 | 1 | 0.0 | 0 | 0 | N/A | 1 | 1 | 0.0 |
| Lindsay Town | 1 | 1 | 0.0 | 0 | 0 | N/A | 1 | 1 | 0.0 |
| Ops Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| REST OF VICTORIA/HALIBURTON | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Fenelon Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Laxton Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Mariposa Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Sturgeon Point Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| PETERBOROUGH COUNTY: | 2 | 7 | 250.0 | 0 | 0 | N/A | 2 | 7 | 250.0 |
| PETERBOROUGH CA: | 2 | 7 | 250.0 | 0 | 0 | N/A | 2 | 7 | 250.0 |
| Peterborough City | 2 | 7 | 250.0 | 0 | 0 | N/A | 2 | 7 | 250.0 |
| Dummer Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Douro Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Ennismore Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Indian Reserves 35&36 | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Lakefield | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| North Monaghan Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Otonabee Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Smith Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| REST OF PETERBOROUGH COUNTY | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Cavan Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| NORTHUMBERLAND COUNTY: | 5 | 1 | -80.0 | 0 | 0 | N/A | 5 | 1 | -80.0 |
| COBOURG | 2 | 1 | -50.0 | 0 | 0 | N/A | 2 | 1 | -50.0 |
| REST OF NORTHUMBERLAND: | 3 | 0 | -100.0 | 0 | 0 | N/A | 3 | 0 | -100.0 |
| Port Hope | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Murray Township | 3 | 0 | -100.0 | 0 | 0 | N/A | 3 | 0 | -100.0 |
| Brighton Town | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Hope Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Percy Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Hamilton Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| HASTINGS/PRINCE EDWARD: | 3 | 0 | -100.0 | 0 | 2 | N/A | 3 | 2 | -33.3 |
| BELLEVILLE CA: | 6 | 0 | -100.0 | 0 | 2 | N/A | 6 | 2 | -66.7 |
| Belleville City | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Ameliasburgh Township | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Frankford Village | 0 | 0 | N/A | 0 | 2 | N/A | 0 | 2 | N/A |
| Murray Township | 3 | 0 | -100.0 | 0 | 0 | N/A | 3 | 0 | -100.0 |
| Sidney Township | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Stirling Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Thurlow Township | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Trenton City | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| REST OF HASTINGS: | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Carlow, Limerick & Rawdon | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Faraday Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Hungerford Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |

JANUARY-FEBRUARY HOUSING STARTS

| | SINGLES 1995 | SINGLES 1996 | SINGLES Percent Change | MULTIPLES 1995 | MULTIPLES 1996 | MULTIPLES Percent Change | TOTAL 1995 | TOTAL 1996 | TOTAL Percent Change |
|---|---|---|---|---|---|---|---|---|---|
| CMHC TORONTO BRANCH | 1,150 | 1,040 | -9.6 | 1,280 | 1,026 | -19.8 | 2,430 | 2,066 | -15.0 |
| GREATER TORONTO AREA | 1,121 | 924 | -17.6 | 1,256 | 1,017 | -19.0 | 2,377 | 1,941 | -18.3 |
| TORONTO CMA: | 902 | 871 | -3.4 | 1,231 | 983 | -20.1 | 2,133 | 1,854 | -13.1 |
| METRO TORONTO: | 34 | 41 | 20.6 | 631 | 566 | -10.3 | 665 | 607 | -8.7 |
| Toronto City | 1 | 4 | 300.0 | 61 | 193 | 216.4 | 62 | 197 | 217.7 |
| East York | 2 | 0 | -100.0 | 0 | 0 | N/A | 2 | 0 | -100.0 |
| Etobicoke | 3 | 1 | -66.7 | 9 | 2 | -77.8 | 12 | 3 | -75.0 |
| North York | 9 | 13 | 44.4 | 331 | 356 | 7.6 | 340 | 369 | 8.5 |
| Scarborough | 19 | 23 | 21.1 | 228 | 15 | -93.4 | 247 | 38 | -84.6 |
| York City | 0 | 0 | N/A | 2 | 0 | -100.0 | 2 | 0 | -100.0 |
| YORK REGION: | 323 | 403 | 24.8 | 239 | 196 | -18.0 | 562 | 599 | 6.6 |
| Aurora | 14 | 16 | 14.3 | 0 | 8 | N/A | 14 | 24 | 71.4 |
| East Gwillimbury | 1 | 5 | 400.0 | 0 | 0 | N/A | 1 | 5 | 400.0 |
| Georgina Island | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Georgina Township | 2 | 11 | 450.0 | 0 | 0 | N/A | 2 | 11 | 450.0 |
| King | 2 | 0 | -100.0 | 0 | 0 | N/A | 2 | 0 | -100.0 |
| Markham | 185 | 126 | -31.9 | 72 | 0 | -100.0 | 257 | 126 | -51.0 |
| Newmarket | 11 | 50 | 354.5 | 0 | 62 | N/A | 11 | 112 | 918.2 |
| Richmond Hill | 62 | 33 | -46.8 | 80 | 24 | -70.0 | 142 | 57 | -59.9 |
| Vaughan | 39 | 158 | 305.1 | 87 | 102 | 17.2 | 126 | 260 | 106.3 |
| Whitchurch-Stouffville | 7 | 4 | -42.9 | 0 | 0 | N/A | 7 | 4 | -42.9 |
| PEEL REGION: | 405 | 216 | -46.7 | 322 | 94 | -70.8 | 727 | 310 | -57.4 |
| Brampton | 177 | 35 | -80.2 | 161 | 44 | -72.7 | 338 | 79 | -76.6 |
| Caledon | 66 | 78 | 18.2 | 0 | 8 | N/A | 66 | 86 | 30.3 |
| Mississauga | 162 | 103 | -36.4 | 161 | 42 | -73.9 | 323 | 145 | -55.1 |
| HALTON REGION: | 109 | 80 | -26.6 | 23 | 64 | 178.3 | 132 | 144 | 9.1 |
| Burlington ** | 34 | 31 | -8.8 | 21 | 5 | -76.2 | 55 | 36 | -34.5 |
| Halton Hills** | 24 | 22 | -8.3 | 0 | 0 | N/A | 24 | 22 | -8.3 |
| Milton** | 3 | 0 | -100.0 | 0 | 0 | N/A | 3 | 0 | -100.0 |
| Oakville | 48 | 27 | -43.8 | 2 | 59 | 2850.0 | 50 | 86 | 72.0 |
| REST OF TORONTO CMA: | 65 | 162 | 149.2 | 37 | 68 | 83.8 | 102 | 230 | 125.5 |
| Ajax | 2 | 30 | 1400.0 | 0 | 48 | N/A | 2 | 78 | 3800.0 |
| Bradford West Gwillimbury | 2 | 18 | 800.0 | 0 | 0 | N/A | 2 | 18 | 800.0 |
| Orangeville | 5 | 72 | 1340.0 | 6 | 0 | -100.0 | 11 | 72 | 554.5 |
| Pickering | 51 | 32 | -37.3 | 24 | 20 | -16.7 | 75 | 52 | -30.7 |
| New Tecumseth | 3 | 3 | 0.0 | 7 | 0 | -100.0 | 10 | 3 | -70.0 |
| Uxbridge | 2 | 7 | 250.0 | 0 | 0 | N/A | 2 | 7 | 250.0 |
| Mono Township ** | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| DURHAM REGION: | 250 | 184 | -26.4 | 41 | 97 | 136.6 | 291 | 281 | -3.4 |
| OSHAWA CMA: | 195 | 84 | -56.9 | 17 | 12 | -29.4 | 212 | 96 | -54.7 |
| Oshawa City | 71 | 15 | -78.9 | 0 | 12 | N/A | 71 | 27 | -62.0 |
| Clarington | 30 | 38 | 26.7 | 10 | 0 | -100.0 | 40 | 38 | -5.0 |
| Whitby | 94 | 31 | -67.0 | 7 | 0 | -100.0 | 101 | 31 | -69.3 |
| REST OF DURHAM: | 55 | 69 | 25.5 | 24 | 68 | 183.3 | 79 | 137 | 73.4 |
| Ajax | 2 | 30 | 1400.0 | 0 | 48 | N/A | 2 | 78 | 3800.0 |
| Brock | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Pickering | 51 | 32 | -37.3 | 24 | 20 | -16.7 | 75 | 52 | -30.7 |
| Scugog | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Uxbridge | 2 | 7 | 250.0 | 0 | 0 | N/A | 2 | 7 | 250.0 |
| SIMCOE COUNTY: | 50 | 96 | 92.0 | 7 | 14 | 100.0 | 57 | 110 | 93.0 |
| BARRIE CA: | 25 | 69 | 176.0 | 0 | 14 | N/A | 25 | 83 | 232.0 |
| Barrie City | 19 | 59 | 210.5 | 0 | 14 | N/A | 19 | 73 | 284.2 |
| Innisfil | 4 | 9 | 125.0 | 0 | 0 | N/A | 4 | 9 | 125.0 |
| Springwater Township | 2 | 1 | -50.0 | 0 | 0 | N/A | 2 | 1 | -50.0 |
| COLLINGWOOD | 2 | 0 | -100.0 | 0 | 0 | N/A | 2 | 0 | -100.0 |
| MIDLAND CA: | 5 | 6 | 20.0 | 0 | 0 | N/A | 5 | 6 | 20.0 |
| Midland Town | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| Penetanguishene | 1 | 4 | 300.0 | 0 | 0 | N/A | 1 | 4 | 300.0 |
| Christian Island | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Tay Township | 3 | 1 | -66.7 | 0 | 0 | N/A | 3 | 1 | -66.7 |
| Tiny Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |

JANUARY-FEBRUARY HOUSING STARTS

| | SINGLES | | | MULTIPLES | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| ORILLIA CA: | 13 | 0 | -100.0 | 0 | 0 | N/A | 13 | 0 | -100.0 |
| Orillia City | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Severn Township | 13 | 0 | -100.0 | 0 | 0 | N/A | 13 | 0 | -100.0 |
| REST OF SIMCOE COUNTY: | 5 | 21 | 320.0 | 7 | 0 | -100.0 | 12 | 21 | 75.0 |
| Adjala-Tosontario Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Bradford West Gwillimbury | 2 | 18 | 800.0 | 0 | 0 | N/A | 2 | 18 | 800.0 |
| New Tecumseth | 3 | 3 | 0.0 | 7 | 0 | -100.0 | 10 | 3 | -70.0 |
| MUSKOKA DISTRICT: | 7 | 1 | -85.7 | 4 | 0 | -100.0 | 11 | 1 | -90.9 |
| Bracebridge | 0 | 0 | N/A | 4 | 0 | -100.0 | 4 | 0 | -100.0 |
| Gravenhurst | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Huntsville | 7 | 1 | -85.7 | 0 | 0 | N/A | 7 | 1 | -85.7 |
| VICTORIA/HALIBURTON: | 1 | 2 | 100.0 | 4 | 0 | -100.0 | 5 | 2 | -60.0 |
| LINDSAY CA: | 1 | 2 | 100.0 | 4 | 0 | -100.0 | 5 | 2 | -60.0 |
| Lindsay Town | 1 | 2 | 100.0 | 4 | 0 | -100.0 | 5 | 2 | -60.0 |
| Ops Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| REST OF VICTORIA/HALIBURTON | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Fenelon Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Laxton Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Mariposa Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Sturgeon Point Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| PETERBOROUGH COUNTY: | 8 | 13 | 62.5 | 0 | 15 | N/A | 8 | 28 | 250.0 |
| PETERBOROUGH CA: | 8 | 13 | 62.5 | 0 | 15 | N/A | 8 | 28 | 250.0 |
| Peterborough City | 6 | 11 | 83.3 | 0 | 15 | N/A | 6 | 26 | 333.3 |
| Dummer Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Douro Township | 1 | 1 | 0.0 | 0 | 0 | N/A | 1 | 1 | 0.0 |
| Ennismore Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Indian Reserves 35&36 | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Lakefield | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| North Monaghan Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Otonabee Township | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| Smith Township | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| REST OF PETERBOROUGH COUNTY | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Cavan Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| NORTHUMBERLAND COUNTY: | 12 | 9 | -25.0 | 24 | 0 | -100.0 | 36 | 9 | -75.0 |
| COBOURG | 8 | 8 | 0.0 | 24 | 0 | -100.0 | 32 | 8 | -75.0 |
| REST OF NORTHUMBERLAND: | 4 | 1 | -75.0 | 0 | 0 | N/A | 4 | 1 | -75.0 |
| Port Hope | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Murray Township | 4 | 1 | -75.0 | 0 | 0 | N/A | 4 | 1 | -75.0 |
| Brighton Town | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Hope Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Percy Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Hamilton Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| HASTINGS/PRINCE EDWARD: | 7 | 7 | 0.0 | 0 | 2 | N/A | 7 | 9 | 28.6 |
| BELLEVILLE CA: | 11 | 8 | -27.3 | 0 | 2 | N/A | 11 | 10 | -9.1 |
| Belleville City | 0 | 3 | N/A | 0 | 0 | N/A | 0 | 3 | N/A |
| Ameliasburgh Township | 2 | 0 | -100.0 | 0 | 0 | N/A | 2 | 0 | -100.0 |
| Frankford Village | 0 | 0 | N/A | 0 | 2 | N/A | 0 | 2 | N/A |
| Murray Township | 4 | 1 | -75.0 | 0 | 0 | N/A | 4 | 1 | -75.0 |
| Sidney Township | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Stirling Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Thurlow Township | 3 | 4 | 33.3 | 0 | 0 | N/A | 3 | 4 | 33.3 |
| Trenton City | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| REST OF HASTINGS: | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Carlow, Limerick & Rawdon | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Faraday Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Hungerford Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |

FEBRUARY 1996

| CMHC TORONTO BRANCH | | OWNERSHIP: FREEHOLD SINGLE | FREEHOLD SEMI | FREEHOLD ROW | CONDOMINIUM ROW | CONDOMINIUM APT | RENTAL: PRIVATE ROW | PRIVATE APT | ASSISTED ROW | ASSISTED APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 2936 | 571 | 447 | 212 | 959 | 0 | 55 | 19 | 649 | 678 | 1663 | 5848 |
| STARTS | - Current Month | 407 | 32 | 81 | 77 | 142 | 0 | 0 | 0 | 141 | 158 | 283 | 880 |
| | - Year-To-Date 1996 | 1040 | 58 | 219 | 126 | 482 | 0 | 0 | 0 | 141 | 345 | 623 | 2066 |
| | - Year-To-Date 1995 | 1150 | 44 | 295 | 153 | 560 | 0 | 0 | 5 | 223 | 453 | 783 | 2430 |
| Under Construction | - 1996 | 4687 | 514 | 1448 | 713 | 3339 | 0 | 158 | 86 | 2433 | 2247 | 5930 | 13378 |
| | - 1995 | 5922 | 482 | 871 | 618 | 2229 | 0 | 104 | 96 | 2259 | 1585 | 4592 | 12581 |
| COMPLETIONS | - Current Month | 641 | 84 | 217 | 136 | 424 | 0 | 0 | 0 | 55 | 353 | 479 | 1557 |
| | - Year-To-Date 1996 | 1472 | 182 | 399 | 142 | 908 | 6 | 18 | 0 | 82 | 547 | 1008 | 3209 |
| | - Year-To-Date 1995 | 1678 | 174 | 298 | 227 | 307 | 0 | 5 | 8 | 870 | 533 | 1182 | 3567 |
| Completed & Not Absorbed | - 1996 | 679 | 180 | 84 | 79 | 813 | 0 | 10 | 0 | 16 | 163 | 839 | 1861 |
| | - 1995 | 704 | 110 | 75 | 107 | 792 | 0 | 53 | 1 | 169 | 183 | 1014 | 2011 |
| Total Supply | - 1996 | 8302 | 1265 | 1979 | 1004 | 5111 | 0 | 223 | 105 | 3098 | 3088 | 8432 | 21087 |
| | - 1995 | 9105 | 825 | 1461 | 996 | 4090 | 0 | 226 | 183 | 3340 | 2640 | 7656 | 20226 |
| Absorptions | - Current Month | 660 | 81 | 224 | 123 | 301 | 0 | 1 | 0 | 55 | 347 | 357 | 1445 |
| | - 3 Month Average | 753 | 88 | 155 | 41 | 242 | 2 | 8 | 0 | 59 | 198 | 309 | 1348 |
| | - 12 Month Average | 862 | 80 | 161 | 70 | 162 | 1 | 30 | 7 | 151 | 239 | 343 | 1524 |
| **GREATER TORONTO AREA** | | | | | | | | | | | | | |
| Pending Starts | | 2875 | 591 | 601 | 212 | 959 | 0 | 69 | 19 | 649 | 832 | 1677 | 5975 |
| STARTS | - Current Month | 410 | 32 | 81 | 82 | 142 | 0 | 0 | 0 | 141 | 163 | 283 | 888 |
| | - Year-To-Date 1996 | 924 | 44 | 219 | 131 | 482 | 0 | 0 | 0 | 141 | 350 | 623 | 1941 |
| | - Year-To-Date 1995 | 1121 | 36 | 291 | 165 | 536 | 0 | 0 | 5 | 223 | 461 | 759 | 2377 |
| Under Construction | - 1996 | 4209 | 460 | 1513 | 832 | 3289 | 0 | 147 | 86 | 2361 | 2431 | 5797 | 12897 |
| | - 1995 | 5337 | 466 | 946 | 769 | 2163 | 0 | 50 | 83 | 2223 | 1798 | 4436 | 12037 |
| COMPLETIONS | - Current Month | 596 | 82 | 217 | 136 | 424 | 0 | 0 | 0 | 55 | 353 | 479 | 1510 |
| | - Year-To-Date 1996 | 1266 | 160 | 340 | 148 | 908 | 6 | 18 | 0 | 82 | 494 | 1008 | 2928 |
| | - Year-To-Date 1995 | 1523 | 186 | 299 | 269 | 284 | 0 | 0 | 8 | 870 | 576 | 1154 | 3439 |
| Completed & Not Absorbed | - 1996 | 600 | 159 | 58 | 88 | 828 | 0 | 10 | 0 | 16 | 146 | 854 | 1759 |
| | - 1995 | 490 | 99 | 66 | 92 | 812 | 0 | 42 | 53 | 191 | 211 | 1045 | 1845 |
| Total Supply | - 1996 | 7684 | 1210 | 2172 | 1132 | 5076 | 0 | 226 | 105 | 3026 | 3409 | 8328 | 20631 |
| | - 1995 | 8122 | 814 | 1636 | 1132 | 4044 | 0 | 109 | 222 | 3326 | 2990 | 7479 | 19405 |
| Absorptions | - Current Month | 609 | 76 | 219 | 124 | 306 | 0 | 1 | 0 | 55 | 343 | 362 | 1390 |
| | - 3 Month Average | 619 | 70 | 134 | 51 | 266 | 2 | 6 | 0 | 59 | 187 | 331 | 1207 |
| | - 12 Month Average | 742 | 73 | 155 | 83 | 165 | 1 | 24 | 11 | 153 | 250 | 342 | 1407 |
| **TORONTO CMA** | | | | | | | | | | | | | |
| Pending Starts | | 2556 | 569 | 399 | 212 | 959 | 0 | 9 | 19 | 649 | 630 | 1617 | 5372 |
| STARTS | - Current Month | 349 | 26 | 81 | 77 | 142 | 0 | 0 | 0 | 141 | 158 | 283 | 816 |
| | - Year-To-Date 1996 | 871 | 38 | 211 | 111 | 482 | 0 | 0 | 0 | 141 | 322 | 623 | 1854 |
| | - Year-To-Date 1995 | 902 | 36 | 278 | 153 | 536 | 0 | 0 | 5 | 223 | 436 | 759 | 2133 |
| Under Construction | - 1996 | 3615 | 438 | 1456 | 637 | 3268 | 0 | 40 | 86 | 2273 | 2179 | 5581 | 11813 |
| | - 1995 | 4775 | 448 | 905 | 579 | 2163 | 0 | 46 | 83 | 2223 | 1567 | 4432 | 11222 |
| COMPLETIONS | - Current Month | 505 | 82 | 174 | 136 | 424 | 0 | 0 | 0 | 55 | 310 | 479 | 1376 |
| | - Year-To-Date 1996 | 1103 | 162 | 264 | 142 | 908 | 6 | 18 | 0 | 55 | 412 | 981 | 2658 |
| | - Year-To-Date 1995 | 1373 | 166 | 270 | 182 | 284 | 0 | 0 | 0 | 776 | 452 | 1060 | 3051 |
| Completed & Not Absorbed | - 1996 | 516 | 152 | 39 | 64 | 793 | 0 | 9 | 0 | 4 | 103 | 806 | 1577 |
| | - 1995 | 440 | 97 | 33 | 74 | 754 | 0 | 41 | 1 | 169 | 108 | 964 | 1609 |
| Total Supply | - 1996 | 6687 | 1159 | 1894 | 913 | 5020 | 0 | 58 | 105 | 2926 | 2912 | 8004 | 18762 |
| | - 1995 | 7050 | 733 | 1372 | 924 | 3986 | 0 | 104 | 170 | 3265 | 2466 | 7355 | 17604 |
| Absorptions | - Current Month | 523 | 80 | 181 | 123 | 301 | 0 | 1 | 0 | 55 | 304 | 357 | 1264 |
| | - 3 Month Average | 543 | 70 | 110 | 40 | 241 | 2 | 5 | 0 | 50 | 152 | 296 | 1061 |
| | - 12 Month Average | 657 | 70 | 140 | 65 | 157 | 1 | 23 | 7 | 141 | 213 | 321 | 1261 |

FEBRUARY 1996

| METROPOLITAN TORONTO | | OWNERSHIP FREEHOLD SINGLE | SEMI | ROW | CONDOMINIUM ROW | APT | RENTAL PRIVATE ROW | APT | ASSISTED ROW | APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 171 | 39 | 40 | 99 | 959 | 0 | 4 | 9 | 541 | 148 | 1504 | 1862 |
| STARTS | - Current Month | 9 | 2 | 0 | 0 | 40 | 0 | 0 | 0 | 141 | 0 | 181 | 192 |
| | - Year-To-Date 1996 | 41 | 10 | 35 | 0 | 380 | 0 | 0 | 0 | 141 | 35 | 521 | 607 |
| | - Year-To-Date 1995 | 34 | 4 | 15 | 0 | 384 | 0 | 0 | 5 | 223 | 20 | 607 | 665 |
| Under Construction | - 1996 | 371 | 50 | 128 | 7 | 3166 | 0 | 32 | 86 | 1774 | 221 | 4972 | 5614 |
| | - 1995 | 405 | 44 | 48 | 6 | 1376 | 0 | 38 | 5 | 1713 | 59 | 3127 | 3635 |
| COMPLETIONS | - Current Month | 72 | 8 | 3 | 0 | 285 | 0 | 0 | 0 | 55 | 3 | 340 | 423 |
| | - Year-To-Date 1996 | 163 | 22 | 3 | 0 | 769 | 6 | 18 | 0 | 55 | 9 | 842 | 1036 |
| | - Year-To-Date 1995 | 138 | 14 | 21 | 5 | 146 | 0 | 0 | 0 | 344 | 26 | 490 | 668 |
| Completed & Not Absorbed | - 1996 | 129 | 40 | 7 | 7 | 536 | 0 | 9 | 0 | 2 | 14 | 547 | 730 |
| | - 1995 | 120 | 23 | 5 | 20 | 524 | 0 | 40 | 0 | 32 | 25 | 596 | 764 |
| Total Supply | - 1996 | 671 | 129 | 175 | 113 | 4661 | 0 | 45 | 95 | 2317 | 383 | 7023 | 8206 |
| | - 1995 | 649 | 92 | 66 | 26 | 2969 | 0 | 90 | 91 | 2356 | 183 | 5415 | 6339 |
| Absorptions | - Current Month | 69 | 8 | 3 | 1 | 171 | 0 | 0 | 0 | 55 | 4 | 226 | 307 |
| | - 3 Month Average | 66 | 6 | 4 | 4 | 235 | 2 | 5 | 0 | 27 | 10 | 267 | 349 |
| | - 12 Month Average | 60 | 6 | 5 | 2 | 95 | 1 | 17 | 0 | 85 | 8 | 197 | 271 |

YORK REGION

| | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 599 | 34 | 11 | 59 | 0 | 0 | 5 | 0 | 108 | 70 | 113 | 816 |
| STARTS | - Current Month | 136 | 4 | 12 | 64 | 102 | 0 | 0 | 0 | 0 | 76 | 102 | 318 |
| | - Year-To-Date 1996 | 403 | 4 | 12 | 78 | 102 | 0 | 0 | 0 | 0 | 90 | 102 | 599 |
| | - Year-To-Date 1995 | 323 | 0 | 30 | 57 | 152 | 0 | 0 | 0 | 0 | 87 | 152 | 562 |
| Under Construction | - 1996 | 1611 | 78 | 197 | 401 | 102 | 0 | 8 | 0 | 0 | 598 | 110 | 2397 |
| | - 1995 | 2012 | 56 | 210 | 114 | 770 | 0 | 8 | 23 | 267 | 347 | 1045 | 3460 |
| COMPLETIONS | - Current Month | 151 | 10 | 11 | 95 | 139 | 0 | 0 | 0 | 0 | 106 | 139 | 406 |
| | - Year-To-Date 1996 | 355 | 12 | 11 | 95 | 139 | 0 | 0 | 0 | 0 | 106 | 139 | 612 |
| | - Year-To-Date 1995 | 532 | 64 | 68 | 0 | 0 | 0 | 0 | 0 | 0 | 68 | 0 | 664 |
| Completed & Not Absorbed | - 1996 | 142 | 29 | 14 | 22 | 253 | 0 | 0 | 0 | 1 | 36 | 254 | 461 |
| | - 1995 | 122 | 12 | 2 | 3 | 178 | 0 | 0 | 0 | 0 | 5 | 178 | 317 |
| Total Supply | - 1996 | 2352 | 141 | 222 | 482 | 355 | 0 | 13 | 0 | 109 | 704 | 477 | 3674 |
| | - 1995 | 2624 | 72 | 243 | 293 | 948 | 0 | 13 | 23 | 375 | 559 | 1336 | 4591 |
| Absorptions | - Current Month | 150 | 9 | 11 | 83 | 130 | 0 | 1 | 0 | 0 | 94 | 131 | 384 |
| | - 3 Month Average | 186 | 13 | 33 | 18 | 2 | 0 | 0 | 0 | 0 | 51 | 2 | 252 |
| | - 12 Month Average | 266 | 14 | 50 | 11 | 52 | 0 | 6 | 2 | 22 | 63 | 80 | 423 |

PEEL REGION

| | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 1535 | 484 | 317 | 39 | 0 | 0 | 0 | 10 | 0 | 366 | 0 | 2385 |
| STARTS | - Current Month | 138 | 0 | 43 | 0 | 0 | 0 | 0 | 0 | 0 | 43 | 0 | 181 |
| | - Year-To-Date 1996 | 216 | 4 | 90 | 0 | 0 | 0 | 0 | 0 | 0 | 90 | 0 | 310 |
| | - Year-To-Date 1995 | 405 | 6 | 220 | 96 | 0 | 0 | 0 | 0 | 0 | 316 | 0 | 727 |
| Under Construction | - 1996 | 956 | 262 | 725 | 176 | 0 | 0 | 0 | 0 | 499 | 901 | 499 | 2618 |
| | - 1995 | 1536 | 300 | 345 | 358 | 0 | 0 | 0 | 0 | 121 | 703 | 121 | 2660 |
| COMPLETIONS | - Current Month | 194 | 36 | 135 | 41 | 0 | 0 | 0 | 0 | 0 | 176 | 0 | 406 |
| | - Year-To-Date 1996 | 402 | 82 | 175 | 47 | 0 | 0 | 0 | 0 | 0 | 222 | 0 | 706 |
| | - Year-To-Date 1995 | 420 | 78 | 69 | 126 | 0 | 0 | 0 | 0 | 350 | 195 | 350 | 1043 |
| Completed & Not Absorbed | - 1996 | 53 | 28 | 7 | 29 | 0 | 0 | 0 | 0 | 0 | 36 | 0 | 117 |
| | - 1995 | 45 | 19 | 15 | 44 | 16 | 0 | 1 | 0 | 134 | 59 | 151 | 274 |
| Total Supply | - 1996 | 2544 | 774 | 1049 | 244 | 0 | 0 | 0 | 10 | 499 | 1303 | 499 | 5120 |
| | - 1995 | 2536 | 464 | 746 | 497 | 16 | 0 | 1 | 0 | 409 | 1243 | 426 | 4669 |
| Absorptions | - Current Month | 214 | 34 | 146 | 39 | 0 | 0 | 0 | 0 | 0 | 185 | 0 | 433 |
| | - 3 Month Average | 184 | 40 | 53 | 18 | 0 | 0 | 0 | 0 | 2 | 71 | 2 | 297 |
| | - 12 Month Average | 211 | 42 | 57 | 40 | 1 | 0 | 0 | 0 | 24 | 97 | 25 | 375 |

FEBRUARY 1996

## HALTON REGION

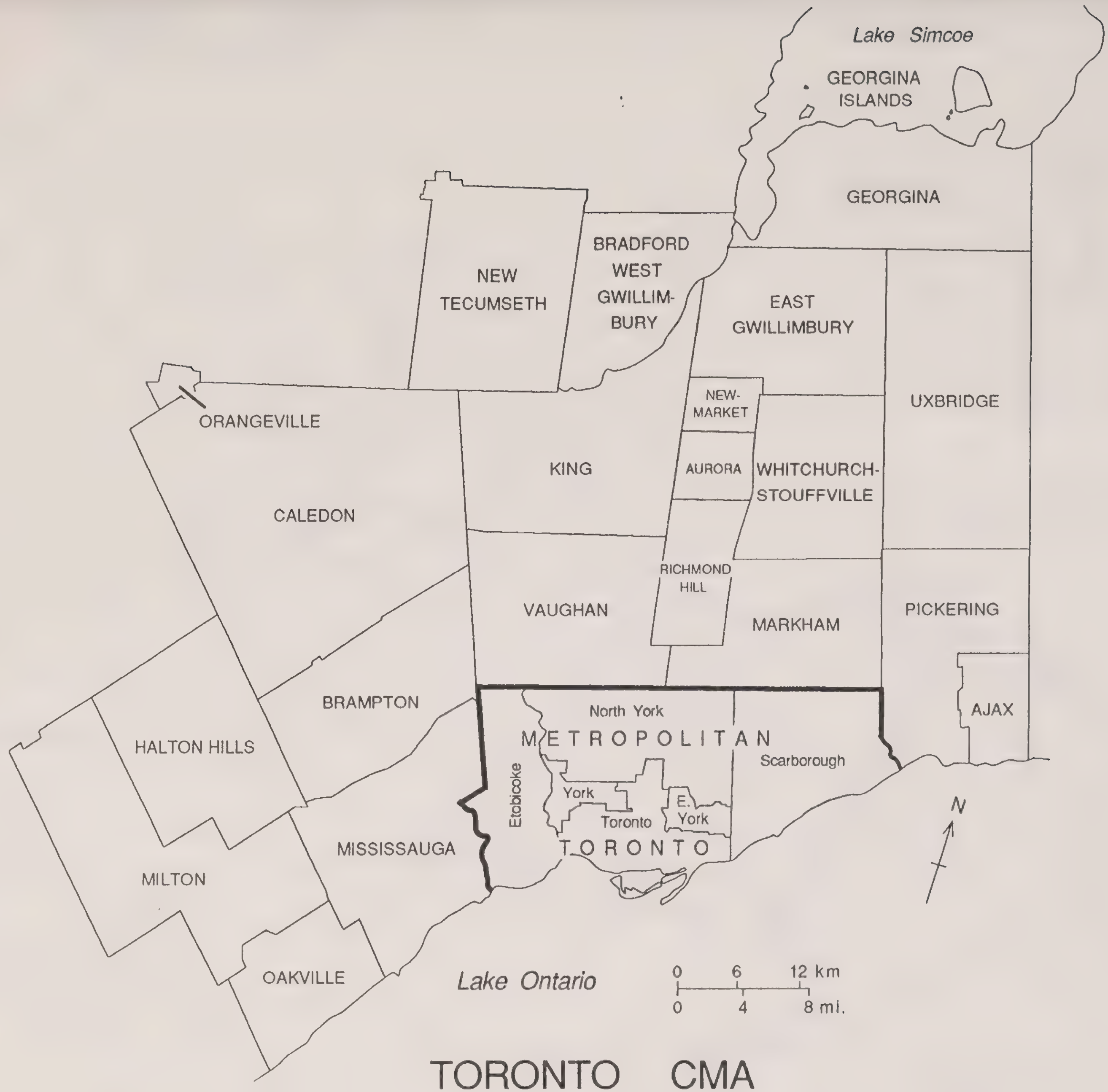
| | | OWNERSHIP | | | | | RENTAL | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | FREEHOLD | | | CONDOMINIUM | | PRIVATE | | ASSISTED | | TOTAL | TOTAL | GRAND |
| HALTON REGION | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | ROW | APT | TOTAL |
| Pending Starts | | 165 | 28 | 179 | 15 | 0 | 0 | 60 | 0 | 0 | 194 | 60 | 447 |
| STARTS | - Current Month | 55 | 0 | 26 | 18 | 0 | 0 | 0 | 0 | 0 | 44 | 0 | 99 |
| | - Year-To-Date 1996 | 80 | 0 | 26 | 38 | 0 | 0 | 0 | 0 | 0 | 64 | 0 | 144 |
| | - Year-To-Date 1995 | 109 | 2 | 9 | 12 | 0 | 0 | 0 | 0 | 0 | 21 | 0 | 132 |
| Under Construction | - 1996 | 389 | 10 | 182 | 182 | 0 | 0 | 0 | 0 | 0 | 364 | 0 | 763 |
| | - 1995 | 528 | 16 | 234 | 236 | 0 | 0 | 0 | 55 | 59 | 525 | 59 | 1128 |
| COMPLETIONS | - Current Month | 52 | 2 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 13 | 0 | 67 |
| | - Year-To-Date 1996 | 86 | 2 | 44 | 6 | 0 | 0 | 0 | 0 | 0 | 50 | 0 | 138 |
| | - Year-To-Date 1995 | 136 | 24 | 76 | 60 | 0 | 0 | 0 | 0 | 0 | 136 | 0 | 296 |
| Completed & Not Absorbed | - 1996 | 37 | 5 | 6 | 19 | 20 | 0 | 0 | 0 | 1 | 25 | 21 | 88 |
| | - 1995 | 23 | 7 | 16 | 17 | 52 | 0 | 0 | 53 | 24 | 86 | 76 | 192 |
| Total Supply | - 1996 | 591 | 43 | 367 | 216 | 20 | 0 | 60 | 0 | 1 | 583 | 81 | 1298 |
| | - 1995 | 650 | 49 | 363 | 253 | 52 | 0 | 0 | 108 | 83 | 724 | 135 | 1558 |
| Absorptions | - Current Month | 51 | 2 | 9 | 1 | 5 | 0 | 0 | 0 | 0 | 10 | 5 | 68 |
| | - 3 Month Average | 59 | 1 | 13 | 11 | 26 | 0 | 0 | 0 | 0 | 24 | 26 | 110 |
| | - 12 Month Average | 71 | 3 | 21 | 21 | 8 | 0 | 0 | 9 | 7 | 51 | 15 | 140 |

## DURHAM REGION

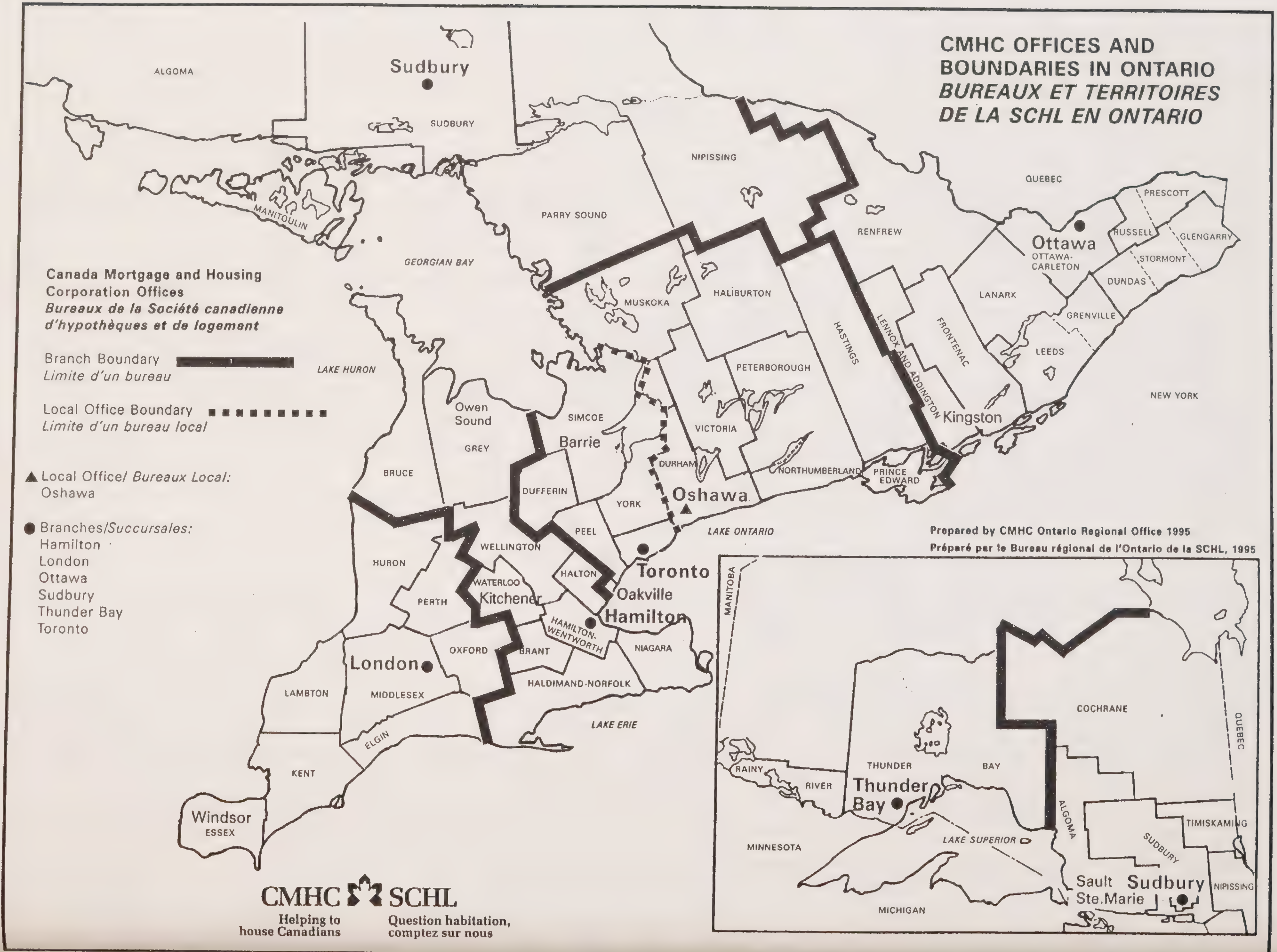
| | | SINGLE | SEMI | ROW | CONDO ROW | CONDO APT | PRIVATE ROW | PRIVATE APT | ASSISTED ROW | ASSISTED APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 405 | 6 | 54 | 0 | 0 | 0 | 0 | 0 | 0 | 54 | 0 | 465 |
| STARTS | - Current Month | 72 | 26 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 98 |
| | - Year-To-Date 1996 | 184 | 26 | 56 | 15 | 0 | 0 | 0 | 0 | 0 | 71 | 0 | 281 |
| | - Year-To-Date 1995 | 250 | 24 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 0 | 291 |
| Under Construction | - 1996 | 882 | 60 | 281 | 66 | 21 | 0 | 107 | 0 | 88 | 347 | 216 | 1505 |
| | - 1995 | 856 | 50 | 109 | 55 | 17 | 0 | 4 | 0 | 63 | 164 | 84 | 1154 |
| COMPLETIONS | - Current Month | 127 | 26 | 55 | 0 | 0 | 0 | 0 | 0 | 0 | 55 | 0 | 208 |
| | - Year-To-Date 1996 | 260 | 42 | 107 | 0 | 0 | 0 | 0 | 0 | 27 | 107 | 27 | 436 |
| | - Year-To-Date 1995 | 297 | 6 | 65 | 78 | 138 | 0 | 0 | 8 | 176 | 151 | 314 | 768 |
| Completed & Not Absorbed | - 1996 | 239 | 57 | 24 | 11 | 19 | 0 | 1 | 0 | 12 | 35 | 32 | 363 |
| | - 1995 | 180 | 38 | 28 | 8 | 42 | 0 | 1 | 0 | 1 | 36 | 44 | 298 |
| Total Supply | - 1996 | 1526 | 123 | 359 | 77 | 40 | 0 | 108 | 0 | 100 | 436 | 248 | 2333 |
| | - 1995 | 1663 | 137 | 218 | 63 | 59 | 0 | 5 | 0 | 103 | 281 | 167 | 2248 |
| Absorptions | - Current Month | 125 | 23 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 0 | 198 |
| | - 3 Month Average | 125 | 10 | 31 | 0 | 3 | 0 | 1 | 0 | 30 | 31 | 34 | 200 |
| | - 12 Month Average | 133 | 8 | 23 | 9 | 8 | 0 | 0 | 0 | 16 | 32 | 24 | 197 |

## OSHAWA CMA

| | | SINGLE | SEMI | ROW | CONDO ROW | CONDO APT | PRIVATE ROW | PRIVATE APT | ASSISTED ROW | ASSISTED APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 184 | 0 | 27 | 0 | 0 | 0 | 0 | 0 | 0 | 27 | 0 | 211 |
| STARTS | - Current Month | 36 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 40 |
| | - Year-To-Date 1996 | 84 | 4 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 0 | 96 |
| | - Year-To-Date 1995 | 195 | 0 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 0 | 212 |
| Under Construction | - 1996 | 379 | 10 | 56 | 0 | 0 | 0 | 0 | 0 | 0 | 56 | 0 | 445 |
| | - 1995 | 496 | 18 | 32 | 0 | 0 | 0 | 4 | 0 | 0 | 32 | 4 | 550 |
| COMPLETIONS | - Current Month | 75 | 0 | 43 | 0 | 0 | 0 | 0 | 0 | 0 | 43 | 0 | 118 |
| | - Year-To-Date 1996 | 135 | 0 | 76 | 0 | 0 | 0 | 0 | 0 | 27 | 76 | 27 | 238 |
| | - Year-To-Date 1995 | 131 | 4 | 28 | 36 | 0 | 0 | 0 | 8 | 94 | 72 | 94 | 301 |
| Completed & Not Absorbed | - 1996 | 77 | 5 | 17 | 8 | 16 | 0 | 1 | 0 | 12 | 25 | 29 | 136 |
| | - 1995 | 74 | 4 | 27 | 8 | 19 | 0 | 1 | 0 | 0 | 35 | 20 | 133 |
| Total Supply | - 1996 | 640 | 15 | 100 | 8 | 16 | 0 | 1 | 0 | 12 | 108 | 29 | 792 |
| | - 1995 | 1009 | 61 | 140 | 8 | 19 | 0 | 5 | 0 | 39 | 148 | 63 | 1281 |
| Absorptions | - Current Month | 71 | 0 | 38 | 0 | 0 | 0 | 0 | 0 | 0 | 38 | 0 | 109 |
| | - 3 Month Average | 62 | 1 | 25 | 0 | 0 | 0 | 1 | 0 | 9 | 25 | 10 | 98 |
| | - 12 Month Average | 85 | 3 | 14 | 1 | 0 | 0 | 0 | 0 | 10 | 15 | 10 | 113 |


Lake Simcoe
GEORGINA ISLANDS
GEORGINA
NEW TECUMSETH
BRADFORD WEST GWILLIMBURY
EAST GWILLIMBURY
UXBRIDGE
NEW-MARKET
ORANGEVILLE
KING
AURORA
WHITCHURCH-STOUFFVILLE
CALEDON
RICHMOND HILL
VAUGHAN
MARKHAM
PICKERING
AJAX
BRAMPTON
North York
METROPOLITAN
Scarborough
HALTON HILLS
Etobicoke
York
Toronto
E. York
TORONTO
MISSISSAUGA
MILTON
N
OAKVILLE
Lake Ontario
0 6 12 km
0 4 8 mi.

TORONTO CMA


CMHC OFFICES AND
BOUNDARIES IN ONTARIO
BUREAUX ET TERRITOIRES
DE LA SCHL EN ONTARIO
Canada Mortgage and Housing Corporation Offices
Bureaux de la Société canadienne d'hypothèques et de logement
Branch Boundary
Limite d'un bureau
Local Office Boundary
Limite d'un bureau local
▲ Local Office/ Bureaux Local:
Oshawa
● Branches/Succursales:
Hamilton
London
Ottawa
Sudbury
Thunder Bay
Toronto
Prepared by CMHC Ontario Regional Office 1995
Préparé par le Bureau régional de l'Ontario de la SCHL, 1995
ALGOMA
Sudbury
SUDBURY
MANITOULIN
GEORGIAN BAY
LAKE HURON
NIPISSING
PARRY SOUND
MUSKOKA
HALIBURTON
HASTINGS
LENNOX AND ADDINGTON
FRONTENAC
RENFREW
QUEBEC
Ottawa
OTTAWA-CARLETON
PRESCOTT
RUSSELL
GLENGARRY
STORMONT
DUNDAS
GRENVILLE
LANARK
LEEDS
NEW YORK
Kingston
PETERBOROUGH
VICTORIA
NORTHUMBERLAND
PRINCE EDWARD
DURHAM
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LAKE ONTARIO
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PEEL
Toronto
Oakville
Hamilton
HALTON
WELLINGTON
HURON
WATERLOO
Kitchener
PERTH
HAMILTON-WENTWORTH
NIAGARA
OXFORD
BRANT
London
LAMBTON
MIDDLESEX
HALDIMAND-NORFOLK
LAKE ERIE
ELGIN
KENT
Windsor
ESSEX
MANITOBA
COCHRANE
QUEBEC
THUNDER
BAY
RAINY
RIVER
Thunder Bay
ALGOMA
TIMISKAMING
SUDBURY
NIPISSING
MINNESOTA
LAKE SUPERIOR
Sault Ste.Marie
Sudbury
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Canada

CMHC SCHL
Helping to house Canadians



March 1996



# LOCAL HOUSING MARKET REPORT

## TORONTO BRANCH

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***LOCAL HOUSING MARKET REPORT** -- This monthly report summarizes statistics on housing and the economy. The reports contain comment, analysis, and topical issues pertaining to local housing markets. At the Toronto Branch, this report covers areas west to Oakville, north to Huntsville, and east to Belleville.

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**REAL ESTATE FORECAST - TORONTO CMA** -- Produced for real estate professionals and housing consumers, this report includes forecasts of the local economy, interest rates, and key housing indicators such as sales, prices, and listings. It is produced semi-annually (spring and fall). Single copies are free of charge. Large quantity reprints are available at a cost of $25.00 per 100 copies.

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**RETIREMENT HOME SURVEY** -- An annual report produced to indicate the state of the retirement home market in the Toronto Branch Territory. Vacancy rates, per diem rates, supply and demand factors, and new construction of retirement homes are summarized. ($25)

**CONDOMINIUM SURVEY** -- This annual report is produced for the Toronto CMA as a supplement to the Rental Market Survey to determine rental vacancy rates in condominiums, price and rent per square foot, and new supply. ($15)

**LAND SUPPLY SURVEY** -- This report is produced in conjunction with the Ministry of Housing and area municipalities. It monitors the active, draft-approved, and registered plans of subdivision and residential land availability. Long term potential demand is discussed to indicate the duration of land supply. It is an annual report available for the Greater Toronto Area. ($20)

**MULTIPLE UNIT PROGRESS REPORTS** -- This report is a quarterly listing of multiple unit projects currently approved and under construction in the Toronto Branch. ($15 for a single issue or $40 annually)

**DETAILED LOCAL HOUSING MARKET REPORT TABLES** -- These are statistical tables for the area municipalities and are available monthly ($10 for a single issue or $75 annually). These are also available by fax ($15 for a single issue or $100 annually).

**DETAILED RENTAL MARKET REPORT TABLES** -- These are statistical tables which include vacancies by age of structure, average rents by age of structure, and vacancy rates by rent range. They are available for Toronto (covering each of 31 zones -- $25), Oshawa (covering each of 4 zones -- $10), Barrie ($10), Peterborough ($10), and Belleville ($10).

**WHO'S OUT THERE?** -- Using CMHC's extensive database on NHA mortgages, this report profiles NHA borrowers, and the choices they make in the real estate and mortgage markets. Produced quarterly for the Toronto CMA, lending and real estate professionals can use it in their business planning and to educate their clients. ($8 for a single issue, $20 annually)

# TORONTO BRANCH
# LOCAL HOUSING MARKET REPORT
## MARCH 1996

CANADA MORTGAGE
AND HOUSING CORPORATION

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**John Jarvis, Manager**
**650 Lawrence Avenue West, Toronto, Ontario M6A 1B2**
**(416) 781-2451**

**Oshawa Office**
Pat Barrett, Manager
Office Galleria, Oshawa Shopping Centre, 419 King Street West, Oshawa, Ontario L1J 2K5
(905) 571-3200

### HIGHLIGHTS - March 1996

- Employment recovers in Toronto
- Toronto housing starts drop for the second consecutive month
- Canada housing starts increase, led by strong single detached construction
- Resales and new home sales continue to respond to lower interest rates
- In CMHC News, we highlight:
  - CMHC releases the Spring 1996 Housing Forecast for Oshawa, Peterborough and Barrie and the Builders Forecast for Toronto
  - An update on the rental market, as told to us by our contacts

For further information concerning any of the contents of this report or for more information on housing, please contact the Market Analyst, Toronto Branch Market Analysis Department, (416) 789-8708

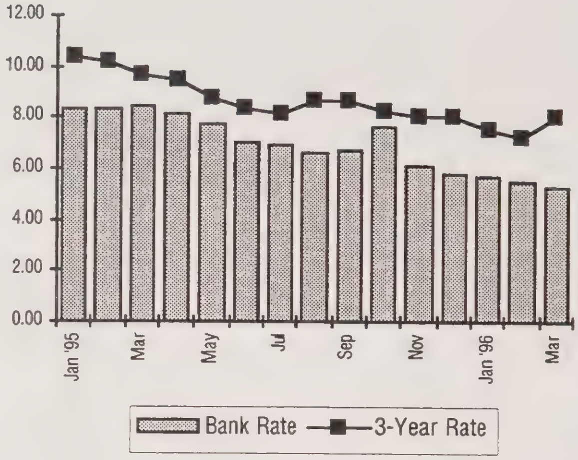
## ECONOMIC INDICATORS

Mortgage rates increased somewhat in March, following two months of declining rates. Although the three year interest rate rose 75 basis points to 8% last month, it remained well below the 1995 average. With excellent affordability, sales of homes surged ahead this spring. The upswing in sales, however, is modest when compared with the activity seen in 1994 when rates rose sharply and consumers feared futher increases in rates. Current factors, such as the lack of consumer confidence and job uncertainty have dampened the magnitude of the upswing.

Employment in the Toronto CMA increased by an additional 6,000 jobs in March of this year. For all of Canada, a drop in youth employment pulled total employment down slightly below the previous month.

**BANK RATE / 3-YEAR MORTGAGE RATE**

Monthly, 1995 - 1996




### ECONOMIC INDICATORS

| YEAR - MONTH | | INTEREST and EXCHANGE RATES (at month's end) | | | CPI | NHPI | TORONTO and OSHAWA CMAs | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | EMPLOYMENT RATIO (%) | | UNEMPLOYMENT RATE (%) | |
| | | Bank Rate | Mtge. Rate 3 Yr. Inst. | Exch. Rate ($Cdn/$US) | All Items Toronto 1986=100 | Toronto 1986=100 | Toronto | Oshawa | Toronto | Oshawa |
| 1995 | January | 8.38 | 10.36 | 70.68 | 134.0 | 137.8 | 61.2 | 65.4 | 9.0 | 7.1 |
| | February | 8.38 | 10.22 | 71.74 | 134.5 | 138.3 | 61.6 | 65.0 | 8.8 | 7.0 |
| | March | 8.47 | 9.70 | 72.59 | 134.6 | 138.7 | 61.8 | 64.3 | 8.7 | 7.2 |
| | April | 8.17 | 9.42 | 73.37 | 134.7 | 138.3 | 61.7 | 63.6 | 8.7 | 7.5 |
| | May | 7.71 | 8.73 | 73.02 | 135.4 | 138.2 | 61.4 | 63.6 | 8.9 | 7.7 |
| | June | 6.97 | 8.38 | 72.67 | 135.5 | 137.5 | 61.2 | 63.6 | 8.9 | 8.1 |
| | July | 6.87 | 8.18 | 73.52 | 135.6 | 138.0 | 61.3 | 63.3 | 8.9 | 8.9 |
| | August | 6.59 | 8.63 | 74.46 | 135.3 | 137.9 | 61.4 | 62.7 | 8.6 | 9.7 |
| | September | 6.71 | 8.63 | 74.01 | 135.8 | 137.9 | 61.5 | 62.4 | 8.5 | 10.2 |
| | October | 7.65 | 8.25 | 73.22 | 135.6 | 137.4 | 61.6 | 62.4 | 8.2 | 10.0 |
| | November | 6.07 | 8.00 | 73.62 | 135.8 | 136.9 | 61.8 | 61.6 | 7.9 | 9.9 |
| | December | 5.79 | 8.03 | 73.49 | 135.6 | 137.5 | 61.7 | 61.7 | 8.0 | 9.0 |
| **AVERAGE** | | **7.31** | **8.88** | **73.03** | **135.2** | **137.9** | **61.5** | **63.3** | **8.6** | **8.5** |
| 1996 | January | 5.74 | 7.50 | 72.63 | 135.9 | 137.6 | 61.4 | 61.4 | 8.3 | 8.3 |
| | February | 5.50 | 7.25 | 72.88 | 136.3 | 136.3 | 61.4 | 62.1 | 8.7 | 8.0 |
| | March | 5.25 | 8.00 | 73.38 | 136.8 | ---- | 61.4 | 61.7 | 9.0 | 9.9 |
| | April | | | | | | | | | |
| | May | | | | | | | | | |
| | June | | | | | | | | | |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |

SOURCE: Bank of Canada, CMHC, Statistics Canada

Note: Employment Ratios and Unemployment figures are seasonally-adjusted 3 month moving averages; NHPI excludes GST

## HOUSING STARTS SUMMARY

Housing starts in the Toronto Branch territory fell compared to a year ago, for the second consecutive month. Construction of single detached houses increased, but fewer multiples were built. Three quarters of the multiple units initiated were assisted projects while condominium starts receded.

### HOUSING STARTS - CMHC TORONTO BRANCH

| MONTH | — SINGLES — | | — MULTIPLES — | | TOTAL | | |
|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | 1995 | 1996 | 1995 | 1996 | Percent Change |
| January | 618 | 633 | 548 | 553 | 1,166 | 1,186 | +01.7% |
| February | 532 | 407 | 732 | 473 | 1,264 | 880 | -30.4% |
| March | 483 | 627 | 947 | 375 | 1,430 | 1,002 | -29.9% |
| April | 822 | | 919 | | 1,741 | | |
| May | 913 | | 618 | | 1,531 | | |
| June | 1,186 | | 844 | | 2,030 | | |
| July | 584 | | 635 | | 1,219 | | |
| August | 719 | | 875 | | 1,594 | | |
| September | 937 | | 1,007 | | 1,944 | | |
| October | 872 | | 483 | | 1,355 | | |
| November | 838 | | 1,428 | | 2,266 | | |
| December | 860 | | 1,344 | | 2,204 | | |
| Total | 9,364 | 1,667 | 10,380 | 1,401 | 19,744 | 3,068 | |

Source: CMHC

For the Toronto CMA, seasonally-adjusted housing starts fell to 14,600 SAAR. Single detached starts were 8,300 SAAR during March, and have averaged 9,400 so far this year, well up from the 1995 total of 6,879. By contrasts, a slowdown in condominium construction is dragging multiple starts. Of the 388 multiple starts initiated in March, 286 or three quarters of the units were assisted. The slowdown in multiple construction can be attributed to delays imposed by the bricklayers strike.

Within the Toronto CMA in March 1996, total starts were highest in Toronto City (287), followed by Brampton (194) and Mississauga (130). Toronto City starts were boosted by assisted projects.

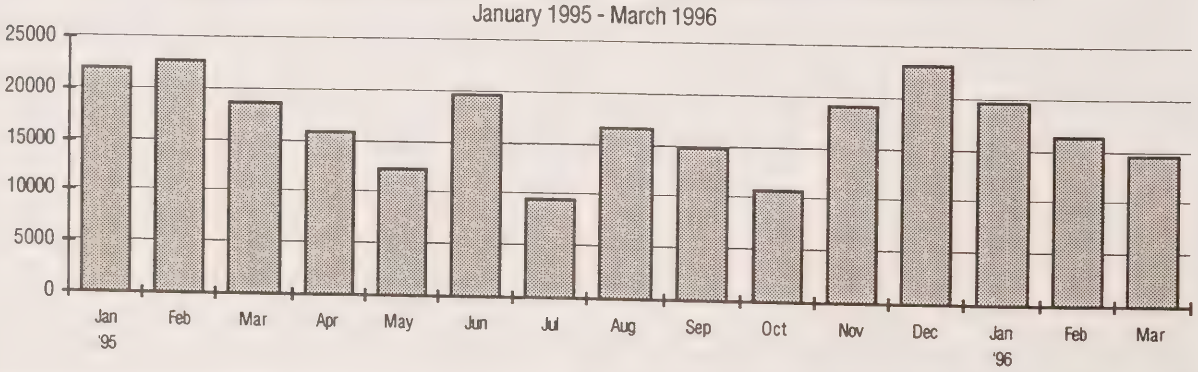
### STARTS IN THE TORONTO CMA
1995-1996

| | OWNERSHIP | | | | | RENTAL | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | Private | | Assisted | | Total | Total | GRAND | |
| | Single | Semi | Row | Row | Apt. | Row | Apt. | Row | Apt. | Row | Apt. | TOTAL | SAAR |
| **1995** | | | | | | | | | | | | | |
| Jan | 446 | 34 | 57 | 128 | 236 | 0 | 0 | 5 | 48 | 190 | 284 | 954 | 22000 |
| Feb | 456 | 2 | 221 | 25 | 300 | 0 | 0 | 0 | 175 | 246 | 475 | 1179 | 22700 |
| Mar | 375 | 34 | 154 | 22 | 563 | 0 | 0 | 0 | 154 | 176 | 717 | 1302 | 18700 |
| Apr | 669 | 130 | 352 | 42 | 139 | 0 | 0 | 0 | 221 | 394 | 360 | 1553 | 15900 |
| May | 687 | 98 | 95 | 72 | 50 | 0 | 0 | 0 | 100 | 167 | 150 | 1102 | 12500 |
| June | 875 | 80 | 169 | 14 | 224 | 0 | 0 | 0 | 261 | 183 | 485 | 1623 | 19700 |
| July | 391 | 40 | 21 | 229 | 0 | 0 | 2 | 0 | 229 | 250 | 231 | 912 | 9600 |
| Aug | 544 | 86 | 194 | 40 | 184 | 0 | 0 | 0 | 348 | 234 | 532 | 1396 | 16600 |
| Sep | 621 | 162 | 131 | 128 | 395 | 6 | 0 | 0 | 0 | 265 | 395 | 1443 | 15000 |
| Oct | 601 | 50 | 105 | 48 | 101 | 0 | 6 | 0 | 111 | 153 | 218 | 1022 | 10900 |
| Nov | 590 | 116 | 486 | 71 | 457 | 0 | 2 | 86 | 160 | 643 | 619 | 1968 | 19100 |
| Dec | 624 | 64 | 344 | 78 | 757 | 0 | 4 | 0 | 0 | 422 | 761 | 1871 | 23200 |
| **TOTAL** | **6879** | **896** | **2329** | **897** | **3406** | **6** | **14** | **91** | **1807** | **3323** | **5227** | **16325** | |
| **1996** | | | | | | | | | | | | | |
| Jan | 522 | 12 | 130 | 34 | 340 | 0 | 0 | 0 | 0 | 164 | 340 | 1038 | 19700 |
| Feb | 349 | 26 | 81 | 77 | 142 | 0 | 0 | 0 | 141 | 158 | 283 | 816 | 16300 |
| Mar | 535 | 40 | 18 | 41 | 0 | 3 | 0 | 15 | 271 | 77 | 271 | 923 | 14600 |
| **TOTAL** | **1406** | **78** | **229** | **152** | **482** | **3** | **0** | **15** | **412** | **399** | **894** | **2777** | |

Source: CMHC

**HOUSING STARTS, TORONTO CMA, SEASONALLY ADJUSTED AT ANNUAL RATES**

January 1995 - March 1996



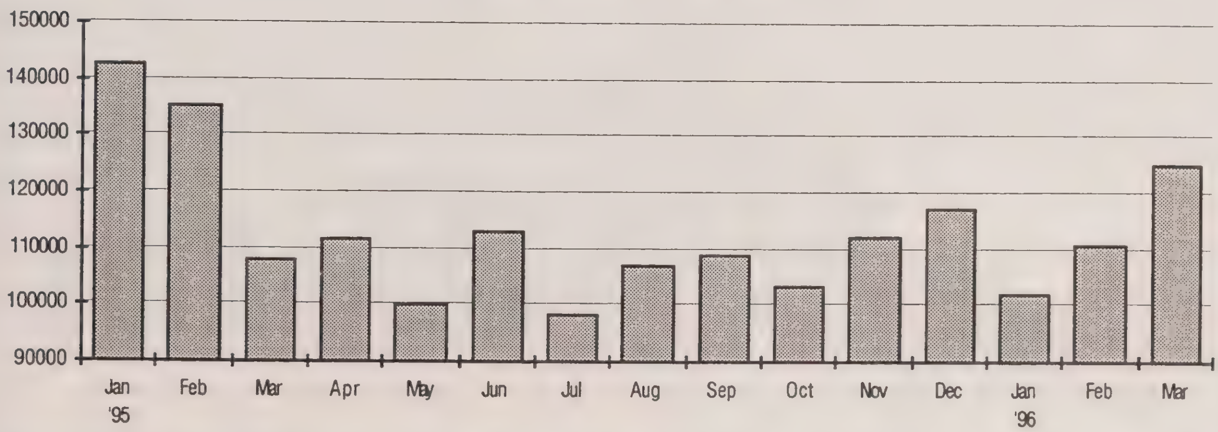
Canada-wide housing starts continued to gain momentum as they increased a further 13% in March. At 125,300 SAAR, March starts rose above the 1995 total of 110,933. The surge in activity was seen in both single detached construction and to a lesser extent multiple construction. At 58,600 SAAR, single detached construction reached its highest level since November of 1994. Starts were 14,600 SAAR in Toronto, 12,800 SAAR in Vancouver and 8,300 SAAR in Montreal.

**HOUSING STARTS - CANADA**
**Dwelling Units Seasonally Adjusted at Annual Rates (SAAR)**

| YEAR/MONTH | URBAN AREAS | | | | | | OTHER AREAS | GRAND TOTAL | |
|---|---|---|---|---|---|---|---|---|---|
| | Singles | Percent Change | Multiples | Percent Change | Total | Percent Change | (Quarterly) | | Percent Change |
| **1995** | | | | | | | | | |
| January | 56,900 | -4.0% | 61,700 | 36.2% | 118,600 | 13.4% | 22,100 | 142,400 | 11.2% |
| February | 60,200 | 5.8.% | 50,800 | -17.7% | 111,000 | -6.4% | 22,100 | 135,300 | -5.0% |
| March | 46,000 | -23.6% | 40,100 | -21.1% | 86,100 | -22.4% | 22,100 | 108,200 | -20.0% |
| April | 44,500 | -3.3% | 46,400 | 15.7% | 90,900 | 5.8% | 20,600 | 111,500 | 3.0% |
| May | 40,500 | -9.0% | 39,100 | -15.7% | 79,600 | -12.4% | 20,600 | 100,200 | -10.1% |
| June | 46,100 | 13.8% | 46,600 | 19.2% | 92,700 | 16.5% | 20,600 | 113,300 | 13.1% |
| July | 40,700 | -11.7% | 38,200 | -18.0% | 78,900 | -14.9% | 19,600 | 98,500 | -15.0% |
| August | 44,400 | 9.1% | 43,200 | 13.1% | 87,600 | 11.0% | 19,600 | 107,200 | 8.8% |
| September | 46,900 | 5.6% | 42,200 | 2.3% | 89,100 | 1.7% | 19,600 | 108,700 | 1.4% |
| October | 46,900 | 0.0% | 32,700 | -22.5% | 79,600 | -10.7% | 24,000 | 103,600 | -4.7% |
| November | 48,200 | 2.8% | 39,800 | 21.7% | 88,000 | 10.6% | 24,000 | 112,000 | 8.1% |
| December | 48,500 | 0.6% | 44,700 | 12.3% | 93,200 | 5.9% | 24,000 | 117,200 | 4.6% |
| **1996** | | | | | | | | | |
| January | 48,300 | 2.1% | 29,800 | -34.1% | 78,100 | -15.6% | 23,700 | 101,800 | -12.6% |
| February | 45,100 | -6.6% | 41,800 | 40.3% | 86,900 | 11.3% | 23,700 | 110,600 | 8.6% |
| March | 58,600 | 29.9% | 43,000 | 2.9% | 101,600 | 16.9% | 23,700 | 125,300 | 13.3% |

SOURCE: CMHC

**HOUSING STARTS - CANADA**
Seasonally Adjusted at Annual Rates



## NEW HOME SALES

New home sales have been on an upward trend since the start of the year. Sales of 17,000 SAAR is up from the 16,400 SAAR in February and well above the total for 1995 of 12,857. Builders are capturing a larger portion of the first time buyers market by offering a wider selection of starter homes. Continued affordability and stable house prices are contributing to the strength in both the new home sales and resale market.

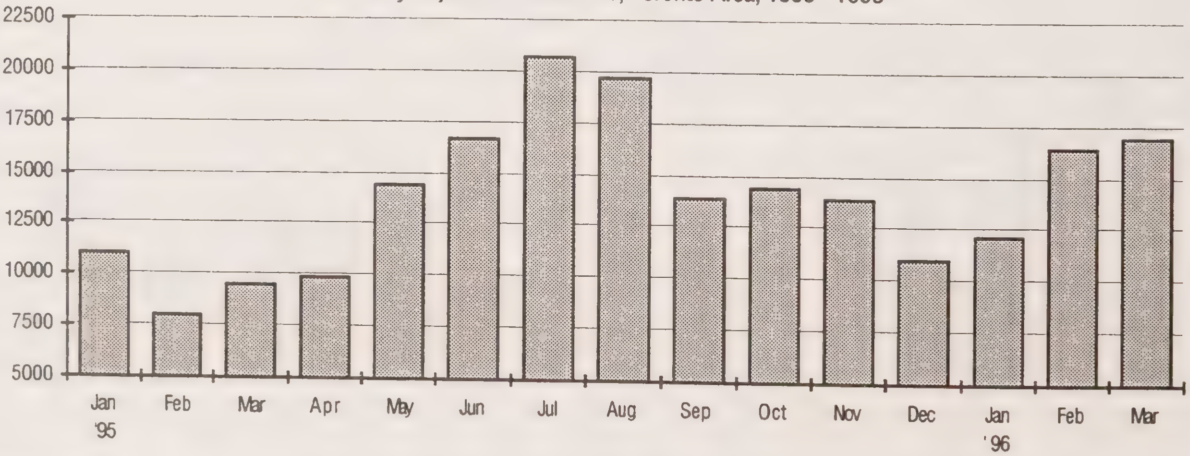
Condo sales improved during the month to 6,800 SAAR, the best monthly performance in almost 2 years. Freehold sales fell slightly to 10,100 SAAR, a respectable level compared to the 1995 total of 8,390.

### NEW HOME SALES - TORONTO AREA

| MONTH | FREEHOLD | | CONDOMINIUM | | TOTAL | | PERCENT CHANGE | SAAR | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | 1995 | 1996 | 1995 | 1996 | 1995-1996 | 1995 | 1996 |
| January | 493 | 665 | 372 | 315 | 865 | 980 | 13.3% | 11,000 | 12,200 |
| February | 586 | 1,249 | 232 | 438 | 818 | 1,687 | 106.2% | 8,000 | 16,400 |
| March | 652 | 1,298 | 360 | 551 | 1,012 | 1,849 | 82.7% | 9,500 | 17,000 |
| April | 636 | | 291 | | 927 | | | 9,900 | |
| May | 611 | | 453 | | 1,064 | | | 14,500 | |
| June | 789 | | 388 | | 1,177 | | | 16,700 | |
| July | 856 | | 350 | | 1,206 | | | 20,800 | |
| August | 824 | | 474 | | 1,298 | | | 19,700 | |
| September | 851 | | 381 | | 1,232 | | | 13,900 | |
| October | 957 | | 425 | | 1,382 | | | 14,500 | |
| November | 688 | | 484 | | 1,172 | | | 13,900 | |
| December | 447 | | 257 | | 704 | | | 11,000 | |
| TOTAL | 8,390 | | 4,467 | | 12,857 | | | | |

SOURCE: Greater Toronto Home Builders' Association, Housing Data Report, prepared by Brethour Research Associates Limited; seasonal adjustment by CMHC.

**NEW HOME SALES**
Seasonally Adjusted Annual Rate, Toronto Area, 1995 - 1996



## RESALE ACTIVITY

The resale market continued to gain momentum in March. At a rate of 47,500 SAAR sales were slightly ahead of February's 46,000 SAAR, and above 1995's total of 39,273. Toronto sales were boosted somewhat by the inclusion of more sales from the amalgamation of the Durham Real Estate Board with the Toronto Real Estate Board which, took place in February of this year.

The average price increased by more than $5,000 in March. This increase reflects a shift in the composition of activity, as first time buying is starting to fade and low-end second time buying is playing a bigger role. A rise in the median price was seen in semis, rows and apartments. As affordability increased sales, the seasonally adjusted sales-to-listings ratio rose above 28%, reaching the upper end of the 'balanced market range'. The market will remain within the balanced range and prices will continue to be relatively stable in the short term.

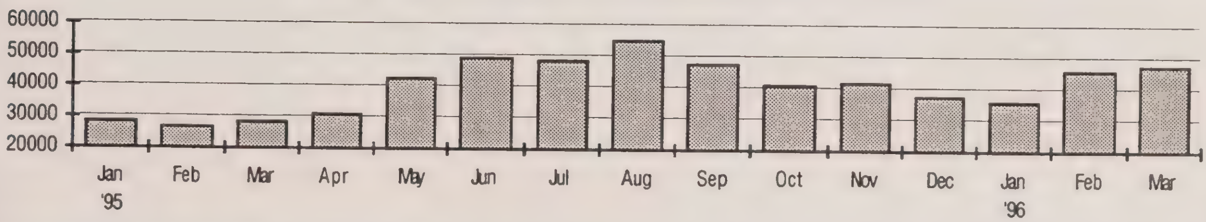
### RESALE ACTIVITY - TORONTO REAL ESTATE BOARD

| MONTH | 1995 | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Number of Sales | SAAR | Number Listings | Listing SA | Sales to Listings | Sales to Listings SA | Average Price | Median Price |
| January | 1,791 | 28,700 | 12,137 | 14,200 | 14.8% | 16.9% | $199,759 | $170,500 |
| February | 2,455 | 26,800 | 13,756 | 14,200 | 17.8% | 15.7% | $208,225 | $175,500 |
| March | 3,218 | 28,600 | 18,396 | 15,200 | 17.5% | 15.7% | $207,556 | $175,000 |
| April | 3,204 | 31,000 | 17,275 | 13,700 | 18.5% | 18.8% | $212,541 | $175,700 |
| May | 3,785 | 42,500 | 18,115 | 14,700 | 20.9% | 24.1% | $212,626 | $177,500 |
| June | 4,172 | 48,900 | 17,023 | 15,100 | 24.5% | 27.0% | $202,297 | $175,000 |
| July | 3,721 | 48,500 | 14,429 | 15,000 | 25.8% | 26.9% | $202,686 | $175,000 |
| August | 4,179 | 54,600 | 14,715 | 16,400 | 28.4% | 27.7% | $198,594 | $172,500 |
| September | 3,841 | 47,500 | 15,434 | 15,200 | 24.9% | 26.1% | $195,099 | $170,000 |
| October | 3,344 | 40,500 | 13,709 | 13,500 | 24.4% | 25.1% | $201,526 | $172,000 |
| November | 3,295 | 41,900 | 12,374 | 13,900 | 26.6% | 25.2% | $197,999 | $170,000 |
| December | 2,268 | 37,300 | 6,976 | 12,500 | 32.5% | 24.9% | $197,119 | $169,000 |
| **TOTAL Jan-Dec** | **39,273** | | | | | | **$203,028** | |

| MONTH | 1996 | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Number of Sales | SAAR | Number Listings | Listing SA | Sales to Listings | Sales to Listings SA | Average Price | Median Price |
| January | 2,222 | 35,700 | 12,805 | 15,000 | 17.4% | 19.9% | $195,169 | $166,000 |
| February | 4,207 | 46,000 | 15,263 | 15,800 | 27.6% | 24.3% | $192,406 | $169,000 |
| March | 5,350 | 47,500 | 16,985 | 14,000 | 31.5% | 28.3% | $197,523 | $171,000 |
| April | | | | | | | | |
| May | | | | | | | | |
| June | | | | | | | | |
| July | | | | | | | | |
| August | | | | | | | | |
| September | | | | | | | | |
| October | | | | | | | | |
| November | | | | | | | | |
| December | | | | | | | | |

N.B. 1) New listings plus reruns
SOURCE: Toronto Real Estate Board; seasonal adjustment by CMHC.

**RESALE ACTIVITY,** Seasonally Adjusted Annual Rate, Toronto Area



## RESALE ACTIVITY - TORONTO BRANCH AREA

| REAL ESTATE BOARD | FEBRUARY 1995 | | | FEBRUARY 1996 | | | PERCENT CHANGE 1995-1996 | |
|---|---|---|---|---|---|---|---|---|
| | # of Sales | No. of Listings | Average Price | # of Sales | # of Listings | Average Price | # of Sales | Average Price |
| Bancroft District | 8 | 70 | $94,438 | 15 | 38 | $76,800 | 87.5 | -18.7 |
| Barrie and District | 130 | 412 | $128,610 | 182 | 472 | $129,392 | 40.0 | .6 |
| Brampton | 219 | 699 | $173,744 | 376 | 761 | $170,657 | 71.7 | -1.8 |
| Cobourg-Port Hope | 55 | 127 | $116,760 | 74 | 151 | $107,978 | 34.5 | -7.5 |
| Georgian Triangle | 53 | 198 | $109,210 | 67 | 236 | $112,759 | 26.4 | 3.2 |
| Haliburton District | 11 | 96 | $96,636 | 17 | 124 | $81,706 | 54.5 | -15.4 |
| Lindsay and District | 45 | 204 | $108,284 | 52 | 194 | $99,049 | 15.6 | -8.5 |
| Midland and Penetanguishene | 32 | 153 | $97,919 | 35 | 169 | $100,375 | 9.4 | 2.5 |
| Mississauga | 284 | 776 | $190,303 | n/a | n/a | n/a | n/a | n/a |
| Muskoka | 50 | 299 | $101,235 | 52 | 429 | $100,563 | 4.0 | -.7 |
| Oakville-Milton | 147 | 438 | $231,548 | 231 | 435 | $220,616 | 57.1 | -4.7 |
| Orangeville and District | 44 | 119 | $150,236 | 50 | 136 | $148,938 | 13.6 | -.9 |
| Orillia and District | 36 | 133 | $136,949 | 51 | 123 | $113,273 | 41.7 | -17.3 |
| Oshawa & District | 264 | 715 | $139,500 | n/a | n/a | n/a | n/a | n/a |
| Peterborough | 92 | 297 | $111,973 | 110 | 268 | $99,114 | 19.6 | -11.5 |
| Quinte & District | 93 | 336 | $100,506 | 111 | 239 | $107,549 | 19.4 | 7.0 |
| Toronto | 2455 | 7144 | $208,225 | 4207 | 8652 | $192,406 | 71.4 | -7.6 |

NB: 1) Only new listings are included in this table
2) Numbers should be treated with caution where a small number of sales are recorded

Source: CREA (The Canadian Real Estate Association)

## CMHC NEWS

**1996 Toronto Builders Forecast** - CMHC Released its Toronto CMA Spring 1996 Builders Forecast. Single copies are available upon request. Additional copies area available at a cost of $25.00 per 100 copies plus an optional $5 shipping charge. Please contact Beverly Doucette at (416) 789-8708.

**Highlights of the forecast are:**

- The Toronto real estate market has started a new wave of stronger sales, as excellent affordability is drawing buyers into the market.
- The Toronto economy has been in recovery since late 1994. Spending cuts by government are limiting prospects for job growth in 1996.
- In a slowing economy, the housing market will likely weaken in the second half of this year.
- The typical first-time buyer has an income of $50,000 to $70,000 and is looking for a single-detached home priced at $160,000 to $175,000. Any growth in new homes activity will come from this sub-market.

**Housing Forecast** - The Spring 1996 Housing Forecast for Oshawa CMA, Peterborough CA and Barrie CA are currently available.

**Highlights of the forecasts are;**
**Oshawa CMA**

- Manufacturing strength overshadowed by government cutbacks.
- Low interest rates will continue to attract buyers into the market. However, activity will fall below 1995 levels, following a generally weak economy.

**Barrie**

- Barrie employment will experience moderate growth of 1 % in 1996.
- Housing activity will be greatest in the first half of 1996 due to low mortgage rates.

**Peterborough**

- Peterborough's unemployment rate decreased further in 1995. The decline reflects a shrinking labour force.
- New residential construction is geared to first time buyers. Activity in the condominium market will increase in 1996.

**Toronto's Rental Market Update** - The April Rental Market Survey has been discontinued as a cost-cutting measure. Based on information from our contacts in the industry, we have the impression that vacancies have increased this year. The vacancy rate could now be 1% or higher, compared to 0.8% last October. Improved affordability at the start of the year has led many renters into homeownership, as the spread between renting and mortgage payment decreased. We expect that the vacancy rate will return to 0.8% in October of 1996, as the move of renters into homeownership slows in the second half of the year.

## NEW RESIDENTIAL CONSTRUCTION ACTIVITY

### Introduction

The new residential construction statistics presented in this report are derived from the Starts and Completions Survey and the Market Absorption Survey conducted by Canada Mortgage and Housing Corporation (CMHC). They refer to self-contained dwelling units not designed for seasonal use.

The Starts and Completions Survey monitors the rate of starts and completions in Canada and the construction period of new dwellings on a monthly basis in urban areas with populations in excess of 10,000 persons. In addition, the survey also provides estimates of the total number of dwelling starts and completions in all provinces using a sample of areas with populations below 10,000 persons which are enumerated quarterly. This sample is then used to estimate the total number of new additions to the housing stock in each quarter for all provinces.

The Market Absorption Survey produces statistics to measure the rate at which units are sold or rented after they have been completed. This survey deals only with newly completed, self-contained dwellings which are not sold, or in the case of rental projects, rented at the time the dwellings are reported as completed in the Starts and Completions Survey. This survey is conducted monthly in Census Metropolitan Areas, large urban centres and Census Agglomerations with 50,000 or more persons.

It should be noted Burlington, Halton Hills, and Milton are not part of the CMHC Toronto Branch territory but are included to provide complete data for Halton Region and the Toronto CMA respectively. Brock and Hamilton Townships are not part of the National survey but are included to provide complete data for Durham Region and Northumberland County respectively. Mono Township, Scugog, Adjala-Tosontario, Brighton, Cavan, Fenelon Township, Hope Township, Laxton, Mariposa Township, Percy Township, Sturgeon Point, Carlow, Limerick, Rawdon, Faraday, and Hungerford are surveyed quarterly. A hyphen (" ") is inserted in the following tables in cases where data are not available.

Private rental units refer to privately initiated rental projects, including syndicated rental projects where condominium registration is intended. Assisted rental projects include all projects subsidized by either the federal and/or provincial governments, where at least some units are geared to households in need.

The accompanying definitions and maps have been provided to help clarify the information provided in the following tables. Should you require further assistance, please contact the Toronto Branch Market Analyst at (416) 789-8708.

### DEFINITIONS

**PENDING STARTS** refer to dwelling units where a building permit and/or National Housing Act (NHA) approval exists but construction has not started.

**STARTS** refer to units where construction has advanced to a stage where full (100%) footings are in place. In the case of multiple unit structures, this definition of a start applies to the entire structure.

**UNDER CONSTRUCTION** refers to the inventory of units currently being constructed. Under construction figures include current month starts and excludes current month completions.

**COMPLETIONS** Singles and Semis - occur when 90% or more of a structure has been completed. A structure may be considered to be complete and ready for occupancy when only seasonal deficiencies and/or minor infractions to building codes remain.

Row and Apartments - occur when 90% or more of the dwelling units within a structure are completed and ready for occupancy.

**COMPLETED & NOT ABSORBED** refers to newly constructed, completed units which have never been sold or rented.

**TOTAL SUPPLY** refers to the total supply of new units and includes pending starts, units under construction, and units that are completed but not absorbed.

**ABSORPTIONS** refer to newly completed units which have been sold or rented. The number of absorptions is obtained from a survey initiated when the structure is completed. Units sold or leased prior to construction are not considered as absorbed until the completion stage.*

* Condominium units are absorbed when a firm sale has been reported, even though the unit may not be actually occupied.
* Three and twelve month averages exclude the current month.

# SUMMARY TABLES

**PLEASE NOTE:** We have noticed an error in our tables for January and February 1996 affecting the 1996 figures for Durham Region and the Greater Toronto Area. The amended figures are reflected in the 1996 year-to-date totals.

MARCH HOUSING STARTS

| | SINGLES | | | MULTIPLES | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| CMHC TORONTO BRANCH | 483 | 627 | 29.8 | 947 | 375 | -60.4 | 1,430 | 1,002 | -29.9 |
| GREATER TORONTO AREA | 444 | 610 | 37.4 | 987 | 426 | -56.8 | 1,431 | 1,036 | -27.6 |
| TORONTO CMA: | 375 | 535 | 42.7 | 927 | 388 | -58.1 | 1,302 | 923 | -29.1 |
| METRO TORONTO: | 24 | 42 | 75.0 | 575 | 293 | -49.0 | 599 | 335 | -44.1 |
| Toronto City | 2 | 2 | 0.0 | 12 | 285 | 2275.0 | 14 | 287 | 1950.0 |
| East York | 0 | 2 | N/A | 0 | 0 | N/A | 0 | 2 | N/A |
| Etobicoke | 2 | 4 | 100.0 | 0 | 0 | N/A | 2 | 4 | 100.0 |
| North York | 8 | 7 | -12.5 | 563 | 0 | -100.0 | 571 | 7 | -98.8 |
| Scarborough | 12 | 27 | 125.0 | 0 | 8 | N/A | 12 | 35 | 191.7 |
| York City | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| YORK REGION: | 118 | 126 | 6.8 | 18 | 3 | -83.3 | 136 | 129 | -5.1 |
| Aurora | 5 | 2 | -60.0 | 2 | 0 | -100.0 | 7 | 2 | -71.4 |
| East Gwillimbury | 0 | 6 | N/A | 0 | 0 | N/A | 0 | 6 | N/A |
| Georgina Island | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Georgina Township | 3 | 1 | -66.7 | 0 | 3 | N/A | 3 | 4 | 33.3 |
| King | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Markham | 50 | 65 | 30.0 | 0 | 0 | N/A | 50 | 65 | 30.0 |
| Newmarket | 10 | 7 | -30.0 | 0 | 0 | N/A | 10 | 7 | -30.0 |
| Richmond Hill | 23 | 11 | -52.2 | 0 | 0 | N/A | 23 | 11 | -52.2 |
| Vaughan | 25 | 28 | 12.0 | 16 | 0 | -100.0 | 41 | 28 | -31.7 |
| Whitchurch-Stouffville | 1 | 6 | 500.0 | 0 | 0 | N/A | 1 | 6 | 500.0 |
| PEEL REGION: | 146 | 298 | 104.1 | 328 | 55 | -83.2 | 474 | 353 | -25.5 |
| Brampton | 63 | 174 | 176.2 | 44 | 20 | -54.5 | 107 | 194 | 81.3 |
| Caledon | 11 | 29 | 163.6 | 0 | 0 | N/A | 11 | 29 | 163.6 |
| Mississauga | 72 | 95 | 31.9 | 284 | 35 | -87.7 | 356 | 130 | -63.5 |
| HALTON REGION: | 41 | 66 | 61.0 | 48 | 69 | 43.8 | 89 | 135 | 51.7 |
| Burlington ** | 3 | 46 | 1433.3 | 44 | 32 | -27.3 | 47 | 78 | 66.0 |
| Halton Hills | 17 | 4 | -76.5 | 0 | 25 | N/A | 17 | 29 | 70.6 |
| Milton | 1 | 1 | 0.0 | 0 | 0 | N/A | 1 | 1 | 0.0 |
| Oakville | 20 | 15 | -25.0 | 4 | 12 | 200.0 | 24 | 27 | 12.5 |
| REST OF TORONTO CMA: | 49 | 49 | 0.0 | 2 | 0 | -100.0 | 51 | 49 | -3.9 |
| Ajax | 3 | 37 | 1133.3 | 0 | 0 | N/A | 3 | 37 | 1133.3 |
| Bradford West Gwillimbury | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Orangeville | 29 | 0 | -100.0 | 0 | 0 | N/A | 29 | 0 | -100.0 |
| Pickering | 16 | 7 | -56.3 | 2 | 0 | -100.0 | 18 | 7 | -61.1 |
| New Tecumseth | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Uxbridge | 1 | 5 | 400.0 | 0 | 0 | N/A | 1 | 5 | 400.0 |
| Mono Township ** | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| DURHAM REGION: | 115 | 78 | -32.2 | 18 | 6 | -66.7 | 133 | 84 | -36.8 |
| OSHAWA CMA: | 87 | 24 | -72.4 | 16 | 6 | -62.5 | 103 | 30 | -70.9 |
| Oshawa City | 10 | 9 | -10.0 | 0 | 0 | N/A | 10 | 9 | -10.0 |
| Clarington | 36 | 3 | -91.7 | 0 | 6 | N/A | 36 | 9 | -75.0 |
| Whitby | 41 | 12 | -70.7 | 16 | 0 | -100.0 | 57 | 12 | -78.9 |
| REST OF DURHAM: | 28 | 54 | 92.9 | 2 | 0 | -100.0 | 30 | 54 | 80.0 |
| Ajax | 3 | 37 | 1133.3 | 0 | 0 | N/A | 3 | 37 | 1133.3 |
| Brock | 1 | 1 | 0.0 | 0 | 0 | N/A | 1 | 1 | 0.0 |
| Pickering | 16 | 7 | -56.3 | 2 | 0 | -100.0 | 18 | 7 | -61.1 |
| Scugog | 7 | 4 | -42.9 | 0 | 0 | N/A | 7 | 4 | -42.9 |
| Uxbridge | 1 | 5 | 400.0 | 0 | 0 | N/A | 1 | 5 | 400.0 |
| SIMCOE COUNTY: | 21 | 37 | 76.2 | 0 | 6 | N/A | 21 | 43 | 104.8 |
| BARRIE CA: | 14 | 31 | 121.4 | 0 | 6 | N/A | 14 | 37 | 164.3 |
| Barrie City | 13 | 21 | 61.5 | 0 | 6 | N/A | 13 | 27 | 107.7 |
| Innisfil | 1 | 10 | 900.0 | 0 | 0 | N/A | 1 | 10 | 900.0 |
| Springwater Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| COLLINGWOOD | 2 | 1 | -50.0 | 0 | 0 | N/A | 2 | 1 | -50.0 |
| MIDLAND CA: | 0 | 2 | N/A | 0 | 0 | N/A | 0 | 2 | N/A |
| Midland Town | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Penetanguishene | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| Christian Island | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Tay Township | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| Tiny Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |

MARCH HOUSING STARTS

| | SINGLES | | | MULTIPLES | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| ORILLIA CA: | 1 | 3 | 200.0 | 0 | 0 | N/A | 1 | 3 | 200.0 |
| Orillia City | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Severn Township | 1 | 3 | 200.0 | 0 | 0 | N/A | 1 | 3 | 200.0 |
| REST OF SIMCOE COUNTY: | 4 | 0 | -100.0 | 0 | 0 | N/A | 4 | 0 | -100.0 |
| Adjala-Tosorontio Township | 4 | 0 | -100.0 | 0 | 0 | N/A | 4 | 0 | -100.0 |
| Bradford West Gwillimbury | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| New Tecumseth | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| MUSKOKA DISTRICT: | 3 | 1 | -66.7 | 2 | 0 | -100.0 | 5 | 1 | -80.0 |
| Bracebridge | 1 | 1 | 0.0 | 2 | 0 | -100.0 | 3 | 1 | -66.7 |
| Gravenhurst | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Huntsville | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| VICTORIA/HALIBURTON: | 1 | 3 | 200.0 | 0 | 0 | N/A | 1 | 3 | 200.0 |
| LINDSAY CA: | 1 | 2 | 100.0 | 0 | 0 | N/A | 1 | 2 | 100.0 |
| Lindsay Town | 1 | 2 | 100.0 | 0 | 0 | N/A | 1 | 2 | 100.0 |
| Ops Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| REST OF VICTORIA/HALIBURTON | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| Fenelon Township | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| Laxton Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Mariposa Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Sturgeon Point Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| PETERBOROUGH COUNTY: | 4 | 2 | -50.0 | 0 | 0 | N/A | 4 | 2 | -50.0 |
| PETERBOROUGH CA: | 2 | 1 | -50.0 | 0 | 0 | N/A | 2 | 1 | -50.0 |
| Peterborough City | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Dummer Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Douro Township | 2 | 1 | -50.0 | 0 | 0 | N/A | 2 | 1 | -50.0 |
| Ennismore Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Indian Reserves 35&36 | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Lakefield | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| North Monaghan Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Otonabee Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Smith Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| REST OF PETERBOROUGH COUNTY | 2 | 1 | -50.0 | 0 | 0 | N/A | 2 | 1 | -50.0 |
| Cavan Township | 2 | 1 | -50.0 | 0 | 0 | N/A | 2 | 1 | -50.0 |
| NORTHUMBERLAND COUNTY: | 1 | 18 | 1700.0 | 0 | 0 | N/A | 1 | 18 | 1700.0 |
| COBOURG | 0 | 3 | N/A | 0 | 0 | N/A | 0 | 3 | N/A |
| REST OF NORTHUMBERLAND: | 1 | 15 | 1400.0 | 0 | 0 | N/A | 1 | 15 | 1400.0 |
| Port Hope | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Murray Township | 0 | 12 | N/A | 0 | 0 | N/A | 0 | 12 | N/A |
| Brighton Town | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Hope Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Percy Township | 1 | 2 | 100.0 | 0 | 0 | N/A | 1 | 2 | 100.0 |
| Hamilton Township | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| HASTINGS/PRINCE EDWARD: | 1 | 7 | 600.0 | 2 | 0 | -100.0 | 3 | 7 | 133.3 |
| BELLEVILLE CA: | 1 | 15 | 1400.0 | 2 | 0 | -100.0 | 3 | 15 | 400.0 |
| Belleville City | 0 | 2 | N/A | 0 | 0 | N/A | 0 | 2 | N/A |
| Ameliasburgh Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Frankford Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Murray Township | 0 | 12 | N/A | 0 | 0 | N/A | 0 | 12 | N/A |
| Sidney Township | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| Stirling Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Thurlow Township | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Trenton City | 0 | 0 | N/A | 2 | 0 | -100.0 | 2 | 0 | -100.0 |
| REST OF HASTINGS: | 0 | 4 | N/A | 0 | 0 | N/A | 0 | 4 | N/A |
| Carlow, Limerick & Rawdon | 0 | 2 | N/A | 0 | 0 | N/A | 0 | 2 | N/A |
| Faraday Township | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| Hungerford Township | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |

JANUARY-MARCH HOUSING STARTS

| | SINGLES | | | MULTIPLES | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| CMHC TORONTO BRANCH | 1,633 | 1,667 | 2.1 | 2,227 | 1,401 | -37.1 | 3,860 | 3,068 | -20.5 |
| GREATER TORONTO AREA | 1,565 | 1,503 | -4.0 | 2,243 | 1,426 | -36.4 | 3,808 | 2,929 | -23.1 |
| TORONTO CMA: | 1,277 | 1,406 | 10.1 | 2,158 | 1,371 | -36.5 | 3,435 | 2,777 | -19.2 |
| METRO TORONTO: | 58 | 83 | 43.1 | 1,206 | 859 | -28.8 | 1,264 | 942 | -25.5 |
| Toronto City | 3 | 6 | 100.0 | 73 | 478 | 554.8 | 76 | 484 | 536.8 |
| East York | 2 | 2 | 0.0 | 0 | 0 | N/A | 2 | 2 | 0.0 |
| Etobicoke | 5 | 5 | 0.0 | 9 | 2 | -77.8 | 14 | 7 | -50.0 |
| North York | 17 | 20 | 17.6 | 894 | 356 | -60.2 | 911 | 376 | -58.7 |
| Scarborough | 31 | 50 | 61.3 | 228 | 23 | -89.9 | 259 | 73 | -71.8 |
| York City | 0 | 0 | N/A | 2 | 0 | -100.0 | 2 | 0 | -100.0 |
| YORK REGION: | 441 | 529 | 20.0 | 257 | 199 | -22.6 | 698 | 728 | 4.3 |
| Aurora | 19 | 18 | -5.3 | 2 | 8 | 300.0 | 21 | 26 | 23.8 |
| East Gwillimbury | 1 | 11 | 1000.0 | 0 | 0 | N/A | 1 | 11 | 1000.0 |
| Georgina Island | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Georgina Township | 5 | 12 | 140.0 | 0 | 3 | N/A | 5 | 15 | 200.0 |
| King | 3 | 0 | -100.0 | 0 | 0 | N/A | 3 | 0 | -100.0 |
| Markham | 235 | 191 | -18.7 | 72 | 0 | -100.0 | 307 | 191 | -37.8 |
| Newmarket | 21 | 57 | 171.4 | 0 | 62 | N/A | 21 | 119 | 466.7 |
| Richmond Hill | 85 | 44 | -48.2 | 80 | 24 | -70.0 | 165 | 68 | -58.8 |
| Vaughan | 64 | 186 | 190.6 | 103 | 102 | -1.0 | 167 | 288 | 72.5 |
| Whitchurch-Stouffville | 8 | 10 | 25.0 | 0 | 0 | N/A | 8 | 10 | 25.0 |
| PEEL REGION: | 551 | 514 | -6.7 | 650 | 149 | -77.1 | 1,201 | 663 | -44.8 |
| Brampton | 240 | 209 | -12.9 | 205 | 64 | -68.8 | 445 | 273 | -38.7 |
| Caledon | 77 | 107 | 39.0 | 0 | 8 | N/A | 77 | 115 | 49.4 |
| Mississauga | 234 | 198 | -15.4 | 445 | 77 | -82.7 | 679 | 275 | -59.5 |
| HALTON REGION: | 150 | 146 | -2.7 | 71 | 133 | 87.3 | 221 | 279 | 26.2 |
| Burlington ** | 37 | 77 | 108.1 | 65 | 37 | -43.1 | 102 | 114 | 11.8 |
| Halton Hills | 41 | 26 | -36.6 | 0 | 25 | N/A | 41 | 51 | 24.4 |
| Milton | 4 | 1 | -75.0 | 0 | 0 | N/A | 4 | 1 | -75.0 |
| Oakville | 68 | 42 | -38.2 | 6 | 71 | 1083.3 | 74 | 113 | 52.7 |
| REST OF TORONTO CMA: | 114 | 211 | 85.1 | 39 | 68 | 74.4 | 153 | 279 | 82.4 |
| Ajax | 5 | 67 | 1240.0 | 0 | 48 | N/A | 5 | 115 | 2200.0 |
| Bradford West Gwillimbury | 2 | 18 | 800.0 | 0 | 0 | N/A | 2 | 18 | 800.0 |
| Orangeville | 34 | 72 | 111.8 | 6 | 0 | -100.0 | 40 | 72 | 80.0 |
| Pickering | 67 | 39 | -41.8 | 26 | 20 | -23.1 | 93 | 59 | -36.6 |
| New Tecumseth | 3 | 3 | 0.0 | 7 | 0 | -100.0 | 10 | 3 | -70.0 |
| Uxbridge | 3 | 12 | 300.0 | 0 | 0 | N/A | 3 | 12 | 300.0 |
| Mono Township ** | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| DURHAM REGION: | 365 | 231 | -36.7 | 59 | 86 | 45.8 | 424 | 317 | -25.2 |
| OSHAWA CMA: | 282 | 108 | -61.7 | 33 | 18 | -45.5 | 315 | 126 | -60.0 |
| Oshawa City | 81 | 24 | -70.4 | 0 | 12 | N/A | 81 | 36 | -55.6 |
| Clarington | 66 | 41 | -37.9 | 10 | 6 | -40.0 | 76 | 47 | -38.2 |
| Whitby | 135 | 43 | -68.1 | 23 | 0 | -100.0 | 158 | 43 | -72.8 |
| REST OF DURHAM: | 83 | 123 | 48.2 | 26 | 68 | 161.5 | 109 | 191 | 75.2 |
| Ajax | 5 | 67 | 1240.0 | 0 | 48 | N/A | 5 | 115 | 2200.0 |
| Brock | 1 | 1 | 0.0 | 0 | 0 | N/A | 1 | 1 | 0.0 |
| Pickering | 67 | 39 | -41.8 | 26 | 20 | -23.1 | 93 | 59 | -36.6 |
| Scugog | 7 | 4 | -42.9 | 0 | 0 | N/A | 7 | 4 | -42.9 |
| Uxbridge | 3 | 12 | 300.0 | 0 | 0 | N/A | 3 | 12 | 300.0 |
| SIMCOE COUNTY: | 71 | 133 | 87.3 | 7 | 20 | 185.7 | 78 | 153 | 96.2 |
| BARRIE CA: | 39 | 100 | 156.4 | 0 | 20 | N/A | 39 | 120 | 207.7 |
| Barrie City | 32 | 80 | 150.0 | 0 | 20 | N/A | 32 | 100 | 212.5 |
| Innisfil | 5 | 19 | 280.0 | 0 | 0 | N/A | 5 | 19 | 280.0 |
| Springwater Township | 2 | 1 | -50.0 | 0 | 0 | N/A | 2 | 1 | -50.0 |
| COLLINGWOOD | 4 | 1 | -75.0 | 0 | 0 | N/A | 4 | 1 | -75.0 |
| MIDLAND CA: | 5 | 8 | 60.0 | 0 | 0 | N/A | 5 | 8 | 60.0 |
| Midland Town | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| Penetanguishene | 1 | 5 | 400.0 | 0 | 0 | N/A | 1 | 5 | 400.0 |
| Christian Island | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Tay Township | 3 | 2 | -33.3 | 0 | 0 | N/A | 3 | 2 | -33.3 |
| Tiny Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |

JANUARY-MARCH HOUSING STARTS

| | SINGLES | | | MULTIPLES | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| ORILLIA CA: | 14 | 3 | -78.6 | 0 | 0 | N/A | 14 | 3 | -78.6 |
| Orillia City | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Severn Township | 14 | 3 | -78.6 | 0 | 0 | N/A | 14 | 3 | -78.6 |
| REST OF SIMCOE COUNTY: | 9 | 21 | 133.3 | 7 | 0 | -100.0 | 16 | 21 | 31.3 |
| Adjala-Tosorontio Township | 4 | 0 | -100.0 | 0 | 0 | N/A | 4 | 0 | -100.0 |
| Bradford West Gwillimbury | 2 | 18 | 800.0 | 0 | 0 | N/A | 2 | 18 | 800.0 |
| New Tecumseth | 3 | 3 | 0.0 | 7 | 0 | -100.0 | 10 | 3 | -70.0 |
| MUSKOKA DISTRICT: | 10 | 2 | -80.0 | 6 | 0 | -100.0 | 16 | 2 | -87.5 |
| Bracebridge | 1 | 1 | 0.0 | 6 | 0 | -100.0 | 7 | 1 | -85.7 |
| Gravenhurst | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Huntsville | 8 | 1 | -87.5 | 0 | 0 | N/A | 8 | 1 | -87.5 |
| VICTORIA/HALIBURTON: | 2 | 5 | 150.0 | 4 | 0 | -100.0 | 6 | 5 | -16.7 |
| LINDSAY CA: | 2 | 4 | 100.0 | 4 | 0 | -100.0 | 6 | 4 | -33.3 |
| Lindsay Town | 2 | 4 | 100.0 | 4 | 0 | -100.0 | 6 | 4 | -33.3 |
| Ops Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| REST OF VICTORIA/HALIBURTON | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| Fenelon Township | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| Laxton Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Mariposa Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Sturgeon Point Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| PETERBOROUGH COUNTY: | 12 | 15 | 25.0 | 0 | 15 | N/A | 12 | 30 | 150.0 |
| PETERBOROUGH CA: | 10 | 14 | 40.0 | 0 | 15 | N/A | 10 | 29 | 190.0 |
| Peterborough City | 6 | 11 | 83.3 | 0 | 15 | N/A | 6 | 26 | 333.3 |
| Dummer Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Douro Township | 3 | 2 | -33.3 | 0 | 0 | N/A | 3 | 2 | -33.3 |
| Ennismore Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Indian Reserves 35&36 | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Lakefield | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| North Monaghan Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Otonabee Township | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| Smith Township | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| REST OF PETERBOROUGH COUNTY | 2 | 1 | -50.0 | 0 | 0 | N/A | 2 | 1 | -50.0 |
| Cavan Township | 2 | 1 | -50.0 | 0 | 0 | N/A | 2 | 1 | -50.0 |
| NORTHUMBERLAND COUNTY: | 13 | 27 | 107.7 | 24 | 0 | -100.0 | 37 | 27 | -27.0 |
| COBOURG | 8 | 11 | 37.5 | 24 | 0 | -100.0 | 32 | 11 | -65.6 |
| REST OF NORTHUMBERLAND: | 5 | 16 | 220.0 | 0 | 0 | N/A | 5 | 16 | 220.0 |
| Port Hope | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Murray Township | 4 | 13 | 225.0 | 0 | 0 | N/A | 4 | 13 | 225.0 |
| Brighton Town | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Hope Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Percy Township | 1 | 2 | 100.0 | 0 | 0 | N/A | 1 | 2 | 100.0 |
| Hamilton Township | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| HASTINGS/PRINCE EDWARD: | 8 | 14 | 75.0 | 2 | 2 | 0.0 | 10 | 16 | 60.0 |
| BELLEVILLE CA: | 12 | 23 | 91.7 | 2 | 2 | 0.0 | 14 | 25 | 78.6 |
| Belleville City | 0 | 5 | N/A | 0 | 0 | N/A | 0 | 5 | N/A |
| Ameliasburgh Township | 2 | 0 | -100.0 | 0 | 0 | N/A | 2 | 0 | -100.0 |
| Frankford Village | 0 | 0 | N/A | 0 | 2 | N/A | 0 | 2 | N/A |
| Murray Township | 4 | 13 | 225.0 | 0 | 0 | N/A | 4 | 13 | 225.0 |
| Sidney Township | 1 | 1 | 0.0 | 0 | 0 | N/A | 1 | 1 | 0.0 |
| Stirling Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Thurlow Township | 4 | 4 | 0.0 | 0 | 0 | N/A | 4 | 4 | 0.0 |
| Trenton City | 1 | 0 | -100.0 | 2 | 0 | -100.0 | 3 | 0 | -100.0 |
| REST OF HASTINGS: | 0 | 4 | N/A | 0 | 0 | N/A | 0 | 4 | N/A |
| Carlow, Limerick & Rawdon | 0 | 2 | N/A | 0 | 0 | N/A | 0 | 2 | N/A |
| Faraday Township | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| Hungerford Township | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |

MARCH 1996

| CMHC TORONTO BRANCH | | OWNERSHIP | | | | | RENTAL | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | FREEHOLD | | | CONDOMINIUM | | PRIVATE | | ASSISTED | | TOTAL | TOTAL | GRAND |
| | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | ROW | APT | TOTAL |
| Pending Starts | | 3406 | 769 | 925 | 618 | 1120 | 0 | 61 | 4 | 378 | 1547 | 1559 | 7281 |
| STARTS | - Current Month | 627 | 44 | 24 | 18 | 0 | 3 | 0 | 15 | 271 | 60 | 271 | 1002 |
| | - Year-To-Date 1996 | 1667 | 102 | 243 | 144 | 482 | 3 | 0 | 15 | 412 | 405 | 894 | 3068 |
| | - Year-To-Date 1995 | 1633 | 82 | 465 | 175 | 1123 | 0 | 0 | 5 | 377 | 645 | 1500 | 3860 |
| Under Construction | - 1996 | 4595 | 486 | 1281 | 705 | 3269 | 3 | 145 | 101 | 2286 | 2090 | 5700 | 12871 |
| | - 1995 | 5409 | 480 | 963 | 616 | 2784 | 0 | 100 | 96 | 2368 | 1675 | 5252 | 12816 |
| COMPLETIONS | - Current Month | 720 | 72 | 191 | 26 | 50 | 0 | 13 | 0 | 418 | 217 | 481 | 1490 |
| | - Year-To-Date 1996 | 2192 | 254 | 590 | 168 | 958 | 6 | 31 | 0 | 500 | 764 | 1489 | 4699 |
| | - Year-To-Date 1995 | 2678 | 228 | 376 | 237 | 315 | 0 | 9 | 8 | 915 | 621 | 1239 | 4766 |
| Completed & Not Absorbed | - 1996 | 657 | 183 | 75 | 44 | 789 | 0 | 9 | 0 | 84 | 119 | 882 | 1841 |
| | - 1995 | 735 | 111 | 59 | 89 | 756 | 0 | 44 | 0 | 35 | 148 | 835 | 1829 |
| Total Supply | - 1996 | 8658 | 1438 | 2281 | 1367 | 5178 | 3 | 215 | 105 | 2748 | 3756 | 8141 | 21993 |
| | - 1995 | 8937 | 1008 | 1704 | 954 | 4245 | 0 | 214 | 182 | 3411 | 2840 | 7870 | 20655 |
| Absorptions | - Current Month | 742 | 69 | 200 | 61 | 74 | 0 | 14 | 0 | 350 | 261 | 438 | 1510 |
| | - 3 Month Average | 496 | 54 | 132 | 45 | 271 | 2 | 4 | 0 | 23 | 179 | 298 | 1027 |
| | - 12 Month Average | 868 | 80 | 169 | 70 | 180 | 1 | 30 | 7 | 143 | 247 | 353 | 1548 |

GREATER TORONTO AREA

| | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | ROW | APT | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 3214 | 831 | 1100 | 618 | 1098 | 0 | 73 | 4 | 378 | 1722 | 1549 | 7316 |
| STARTS | - Current Month | 610 | 40 | 56 | 41 | 0 | 3 | 0 | 15 | 271 | 115 | 271 | 1036 |
| | - Year-To-Date 1996 | 1503 | 82 | 275 | 157 | 482 | 3 | 0 | 15 | 412 | 450 | 894 | 2929 |
| | - Year-To-Date 1995 | 1565 | 70 | 461 | 195 | 1135 | 0 | 0 | 5 | 377 | 661 | 1512 | 3808 |
| Under Construction | - 1996 | 3990 | 434 | 1366 | 784 | 3198 | 3 | 40 | 101 | 2174 | 2254 | 5412 | 12090 |
| | - 1995 | 4943 | 450 | 1036 | 762 | 2754 | 0 | 46 | 83 | 2332 | 1881 | 5132 | 12406 |
| COMPLETIONS | - Current Month | 614 | 58 | 203 | 23 | 50 | 0 | 0 | 0 | 418 | 226 | 468 | 1366 |
| | - Year-To-Date 1996 | 1814 | 218 | 543 | 171 | 958 | 6 | 18 | 0 | 500 | 720 | 1476 | 4228 |
| | - Year-To-Date 1995 | 2365 | 236 | 373 | 306 | 292 | 0 | 4 | 8 | 915 | 687 | 1211 | 4499 |
| Completed & Not Absorbed | - 1996 | 551 | 156 | 50 | 49 | 804 | 0 | 5 | 0 | 84 | 99 | 893 | 1699 |
| | - 1995 | 507 | 103 | 49 | 86 | 763 | 0 | 33 | 35 | 56 | 170 | 852 | 1632 |
| Total Supply | - 1996 | 7755 | 1421 | 2516 | 1451 | 5100 | 3 | 118 | 105 | 2636 | 4075 | 7854 | 21105 |
| | - 1995 | 8165 | 990 | 1888 | 1097 | 4212 | 0 | 135 | 204 | 3396 | 3189 | 7743 | 20087 |
| Absorptions | - Current Month | 628 | 58 | 211 | 62 | 71 | 0 | 5 | 0 | 350 | 273 | 426 | 1385 |
| | - 3 Month Average | 408 | 47 | 120 | 47 | 272 | 2 | 4 | 0 | 23 | 169 | 299 | 923 |
| | - 12 Month Average | 741 | 71 | 163 | 81 | 185 | 1 | 24 | 11 | 145 | 256 | 354 | 1422 |

TORONTO CMA

| | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | ROW | APT | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 2951 | 803 | 876 | 618 | 1098 | 0 | 13 | 4 | 378 | 1498 | 1489 | 6741 |
| STARTS | - Current Month | 535 | 40 | 18 | 41 | 0 | 3 | 0 | 15 | 271 | 77 | 271 | 923 |
| | - Year-To-Date 1996 | 1406 | 78 | 229 | 152 | 482 | 3 | 0 | 15 | 412 | 399 | 894 | 2777 |
| | - Year-To-Date 1995 | 1277 | 70 | 432 | 175 | 1099 | 0 | 0 | 5 | 377 | 612 | 1476 | 3435 |
| Under Construction | - 1996 | 3611 | 422 | 1289 | 666 | 3198 | 3 | 40 | 101 | 2126 | 2059 | 5364 | 11456 |
| | - 1995 | 4414 | 440 | 985 | 591 | 2718 | 0 | 46 | 83 | 2332 | 1659 | 5096 | 11609 |
| COMPLETIONS | - Current Month | 542 | 56 | 185 | 12 | 50 | 0 | 0 | 0 | 418 | 197 | 468 | 1263 |
| | - Year-To-Date 1996 | 1645 | 218 | 449 | 154 | 958 | 6 | 18 | 0 | 473 | 609 | 1449 | 3921 |
| | - Year-To-Date 1995 | 2113 | 208 | 344 | 192 | 292 | 0 | 0 | 0 | 821 | 536 | 1113 | 3970 |
| Completed & Not Absorbed | - 1996 | 513 | 151 | 36 | 31 | 772 | 0 | 4 | 0 | 82 | 67 | 858 | 1589 |
| | - 1995 | 460 | 96 | 31 | 59 | 719 | 0 | 28 | 0 | 35 | 90 | 782 | 1428 |
| Total Supply | - 1996 | 7075 | 1376 | 2201 | 1315 | 5068 | 3 | 57 | 105 | 2586 | 3624 | 7711 | 19786 |
| | - 1995 | 7149 | 914 | 1645 | 899 | 4132 | 0 | 94 | 169 | 3336 | 2713 | 7562 | 18338 |
| Absorptions | - Current Month | 548 | 57 | 188 | 45 | 71 | 0 | 5 | 0 | 340 | 233 | 416 | 1254 |
| | - 3 Month Average | 372 | 49 | 97 | 45 | 270 | 2 | 4 | 0 | 18 | 144 | 292 | 857 |
| | - 12 Month Average | 660 | 69 | 144 | 66 | 177 | 1 | 24 | 7 | 141 | 218 | 342 | 1289 |

ARCH 1996

| ETROPOLITAN TORONTO | | OWNERSHIP: FREEHOLD SINGLE | SEMI | ROW | CONDOMINIUM ROW | APT | RENTAL: PRIVATE ROW | APT | ASSISTED ROW | APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ending Starts | | 216 | 33 | 35 | 99 | 1098 | 0 | 8 | 4 | 270 | 138 | 1376 | 1763 |
| TARTS | - Current Month | 42 | 12 | 5 | 0 | 0 | 0 | 0 | 5 | 271 | 10 | 271 | 335 |
| | - Year-To-Date 1996 | 83 | 22 | 40 | 0 | 380 | 0 | 0 | 5 | 412 | 45 | 792 | 942 |
| | - Year-To-Date 1995 | 58 | 16 | 15 | 0 | 947 | 0 | 0 | 5 | 223 | 20 | 1170 | 1264 |
| nder Construction | - 1996 | 362 | 54 | 127 | 7 | 3096 | 0 | 32 | 91 | 1703 | 225 | 4831 | 5472 |
| | - 1995 | 346 | 52 | 48 | 6 | 1931 | 0 | 38 | 5 | 1704 | 59 | 3673 | 4130 |
| OMPLETIONS | - Current Month | 53 | 8 | 6 | 0 | 50 | 0 | 0 | 0 | 342 | 6 | 392 | 459 |
| | - Year-To-Date 1996 | 216 | 30 | 9 | 0 | 819 | 6 | 18 | 0 | 397 | 15 | 1234 | 1495 |
| | - Year-To-Date 1995 | 222 | 18 | 21 | 5 | 154 | 0 | 0 | 0 | 353 | 26 | 507 | 773 |
| ompleted & Not Absorbed | - 1996 | 128 | 39 | 9 | 7 | 521 | 0 | 4 | 0 | 50 | 16 | 575 | 758 |
| | - 1995 | 127 | 25 | 4 | 19 | 507 | 0 | 27 | 0 | 20 | 23 | 554 | 729 |
| otal Supply | - 1996 | 706 | 126 | 171 | 113 | 4715 | 0 | 44 | 95 | 2023 | 379 | 6782 | 7993 |
| | - 1995 | 643 | 98 | 72 | 25 | 3133 | 0 | 78 | 91 | 2482 | 188 | 5693 | 6622 |
| bsorptions | - Current Month | 55 | 7 | 4 | 0 | 65 | 0 | 5 | 0 | 294 | 4 | 364 | 430 |
| | - 3 Month Average | 55 | 5 | 1 | 0 | 225 | 2 | 3 | 0 | 18 | 3 | 246 | 309 |
| | - 12 Month Average | 63 | 6 | 5 | 2 | 108 | 1 | 17 | 0 | 87 | 8 | 212 | 289 |

| ORK REGION | | SINGLE | SEMI | ROW | CONDOMINIUM ROW | APT | PRIVATE ROW | APT | ASSISTED ROW | APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ending Starts | | 690 | 76 | 187 | 67 | 0 | 0 | 5 | 0 | 108 | 254 | 113 | 1133 |
| TARTS | - Current Month | 126 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 3 | 0 | 129 |
| | - Year-To-Date 1996 | 529 | 4 | 12 | 78 | 102 | 3 | 0 | 0 | 0 | 93 | 102 | 728 |
| | - Year-To-Date 1995 | 441 | 2 | 30 | 73 | 152 | 0 | 0 | 0 | 0 | 103 | 152 | 698 |
| nder Construction | - 1996 | 1501 | 66 | 129 | 401 | 102 | 3 | 8 | 0 | 0 | 533 | 110 | 2210 |
| | - 1995 | 1815 | 56 | 201 | 124 | 770 | 0 | 8 | 23 | 231 | 348 | 1009 | 3228 |
| OMPLETIONS | - Current Month | 236 | 12 | 68 | 0 | 0 | 0 | 0 | 0 | 0 | 68 | 0 | 316 |
| | - Year-To-Date 1996 | 591 | 24 | 79 | 95 | 139 | 0 | 0 | 0 | 0 | 174 | 139 | 928 |
| | - Year-To-Date 1995 | 848 | 66 | 77 | 6 | 0 | 0 | 0 | 0 | 36 | 83 | 36 | 1033 |
| ompleted & Not Absorbed | - 1996 | 143 | 34 | 13 | 0 | 247 | 0 | 0 | 0 | 1 | 13 | 248 | 438 |
| | - 1995 | 128 | 10 | 0 | 3 | 176 | 0 | 0 | 0 | 0 | 3 | 176 | 317 |
| otal Supply | - 1996 | 2334 | 176 | 329 | 468 | 349 | 3 | 13 | 0 | 109 | 800 | 471 | 3781 |
| | - 1995 | 2618 | 88 | 450 | 287 | 946 | 0 | 13 | 23 | 339 | 760 | 1298 | 4764 |
| bsorptions | - Current Month | 234 | 9 | 69 | 22 | 6 | 0 | 0 | 0 | 0 | 91 | 6 | 340 |
| | - 3 Month Average | 114 | 4 | 11 | 28 | 44 | 0 | 0 | 0 | 0 | 39 | 44 | 201 |
| | - 12 Month Average | 260 | 11 | 45 | 18 | 63 | 0 | 6 | 2 | 22 | 65 | 91 | 427 |

| EEL REGION | | SINGLE | SEMI | ROW | CONDOMINIUM ROW | APT | PRIVATE ROW | APT | ASSISTED ROW | APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 1738 | 644 | 620 | 437 | 0 | 0 | 0 | 0 | 0 | 1057 | 0 | 3439 |
| STARTS | - Current Month | 298 | 24 | 3 | 18 | 0 | 0 | 0 | 10 | 0 | 31 | 0 | 353 |
| | - Year-To-Date 1996 | 514 | 28 | 93 | 18 | 0 | 0 | 0 | 10 | 0 | 121 | 0 | 663 |
| | - Year-To-Date 1995 | 551 | 24 | 370 | 102 | 0 | 0 | 0 | 0 | 154 | 472 | 154 | 1201 |
| Under Construction | - 1996 | 1096 | 264 | 650 | 182 | 0 | 0 | 0 | 10 | 423 | 842 | 423 | 2625 |
| | - 1995 | 1469 | 284 | 491 | 360 | 0 | 0 | 0 | 0 | 275 | 851 | 275 | 2879 |
| COMPLETIONS | - Current Month | 158 | 22 | 78 | 12 | 0 | 0 | 0 | 0 | 76 | 90 | 76 | 346 |
| | - Year-To-Date 1996 | 560 | 104 | 253 | 59 | 0 | 0 | 0 | 0 | 76 | 312 | 76 | 1052 |
| | - Year-To-Date 1995 | 633 | 112 | 73 | 130 | 0 | 0 | 0 | 0 | 350 | 203 | 350 | 1298 |
| Completed & Not Absorbed | - 1996 | 54 | 22 | 9 | 21 | 0 | 0 | 0 | 0 | 30 | 30 | 30 | 136 |
| | - 1995 | 43 | 22 | 12 | 34 | 0 | 0 | 1 | 0 | 13 | 46 | 14 | 125 |
| Total Supply | - 1996 | 2888 | 930 | 1279 | 640 | 0 | 0 | 0 | 10 | 453 | 1929 | 453 | 6200 |
| | - 1995 | 2577 | 623 | 811 | 483 | 0 | 0 | 1 | 0 | 391 | 1294 | 392 | 4886 |
| Absorptions | - Current Month | 157 | 28 | 76 | 20 | 0 | 0 | 0 | 0 | 46 | 96 | 46 | 327 |
| | - 3 Month Average | 140 | 25 | 61 | 17 | 0 | 0 | 0 | 0 | 0 | 78 | 0 | 243 |
| | - 12 Month Average | 219 | 43 | 68 | 38 | 1 | 0 | 0 | 0 | 21 | 106 | 22 | 390 |

MARCH 1996

## HALTON REGION

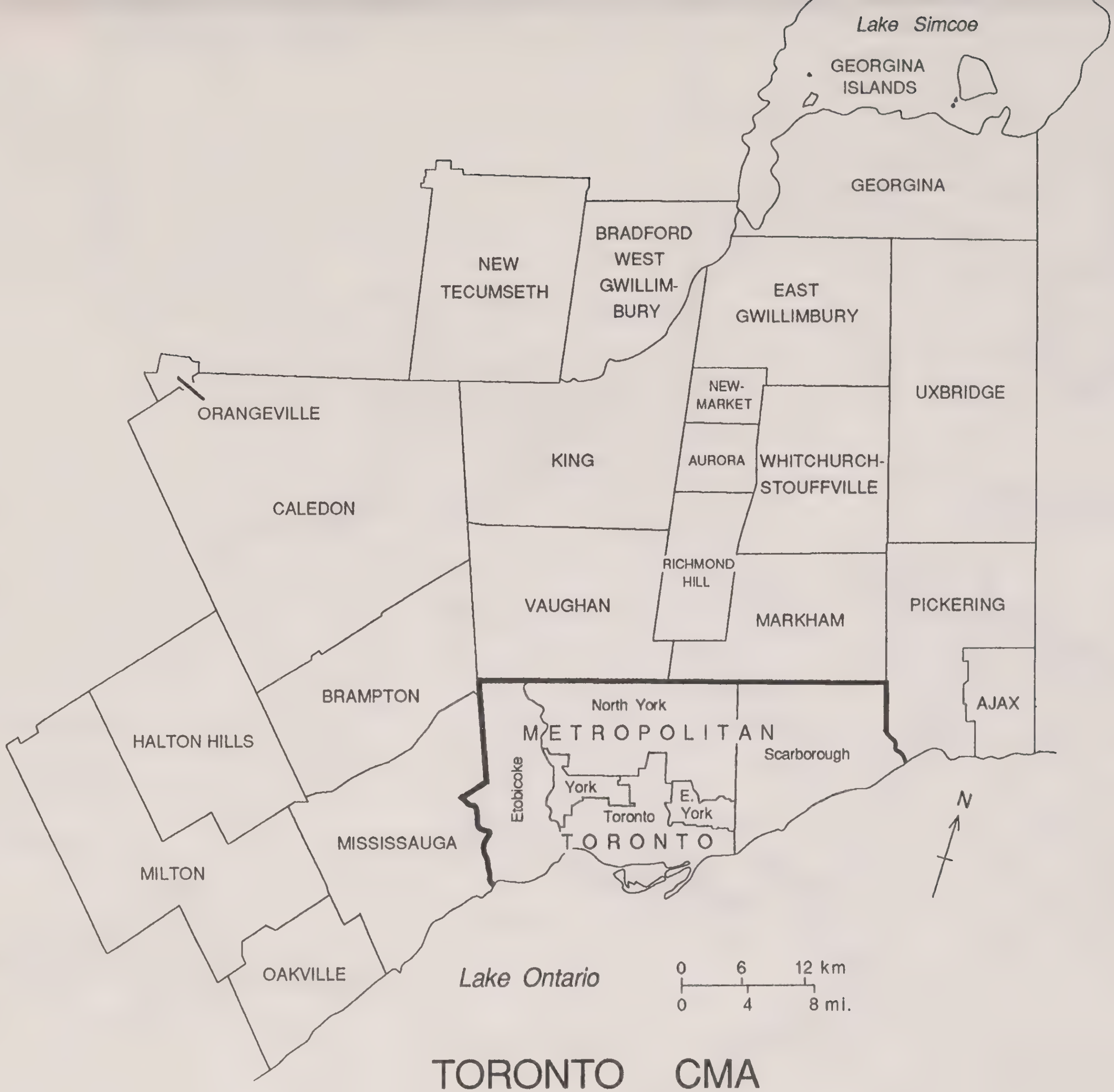
| | | OWNERSHIP | | | | | RENTAL | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | FREEHOLD | | | CONDOMINIUM | | PRIVATE | | ASSISTED | | TOTAL | TOTAL | GRAND |
| HALTON REGION | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | ROW | APT | TOTAL |
| Pending Starts | | 205 | 72 | 196 | 15 | 0 | 0 | 60 | 0 | 0 | 211 | 60 | 548 |
| STARTS | - Current Month | 66 | 4 | 42 | 23 | 0 | 0 | 0 | 0 | 0 | 65 | 0 | 135 |
| | - Year-To-Date 1996 | 146 | 4 | 68 | 61 | 0 | 0 | 0 | 0 | 0 | 129 | 0 | 279 |
| | - Year-To-Date 1995 | 150 | 2 | 13 | 20 | 36 | 0 | 0 | 0 | 0 | 33 | 36 | 221 |
| Under Construction | - 1996 | 390 | 14 | 208 | 194 | 0 | 0 | 0 | 0 | 0 | 402 | 0 | 806 |
| | - 1995 | 489 | 16 | 182 | 217 | 36 | 0 | 0 | 55 | 59 | 454 | 95 | 1054 |
| COMPLETIONS | - Current Month | 65 | 0 | 16 | 11 | 0 | 0 | 0 | 0 | 0 | 27 | 0 | 92 |
| | - Year-To-Date 1996 | 151 | 2 | 60 | 17 | 0 | 0 | 0 | 0 | 0 | 77 | 0 | 230 |
| | - Year-To-Date 1995 | 216 | 24 | 126 | 87 | 0 | 0 | 0 | 0 | 0 | 213 | 0 | 453 |
| Completed & Not Absorbed | - 1996 | 37 | 5 | 5 | 18 | 20 | 0 | 0 | 0 | 1 | 23 | 21 | 86 |
| | - 1995 | 22 | 7 | 18 | 22 | 38 | 0 | 0 | 35 | 23 | 75 | 61 | 165 |
| Total Supply | - 1996 | 632 | 91 | 409 | 227 | 20 | 0 | 60 | 0 | 1 | 636 | 81 | 1440 |
| | - 1995 | 721 | 49 | 361 | 239 | 74 | 0 | 38 | 90 | 82 | 690 | 194 | 1654 |
| Absorptions | - Current Month | 66 | 0 | 17 | 12 | 0 | 0 | 0 | 0 | 0 | 29 | 0 | 95 |
| | - 3 Month Average | 29 | 1 | 14 | 2 | 2 | 0 | 0 | 0 | 0 | 16 | 2 | 48 |
| | - 12 Month Average | 70 | 2 | 19 | 19 | 9 | 0 | 0 | 9 | 7 | 47 | 16 | 135 |

## DURHAM REGION

| | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 365 | 6 | 62 | 0 | 0 | 0 | 0 | 0 | 0 | 62 | 0 | 433 |
| STARTS | - Current Month | 78 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 84 |
| | - Year-To-Date 1996 | 231 | 24 | 62 | 0 | 0 | 0 | 0 | 0 | 0 | 62 | 0 | 317 |
| | - Year-To-Date 1995 | 365 | 26 | 33 | 0 | 0 | 0 | 0 | 0 | 0 | 33 | 0 | 424 |
| Under Construction | - 1996 | 641 | 36 | 252 | 0 | 0 | 0 | 0 | 0 | 48 | 252 | 48 | 977 |
| | - 1995 | 824 | 42 | 114 | 55 | 17 | 0 | 0 | 0 | 63 | 169 | 80 | 1115 |
| COMPLETIONS | - Current Month | 102 | 16 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 35 | 0 | 153 |
| | - Year-To-Date 1996 | 296 | 58 | 142 | 0 | 0 | 0 | 0 | 0 | 27 | 142 | 27 | 523 |
| | - Year-To-Date 1995 | 446 | 16 | 76 | 78 | 138 | 0 | 4 | 8 | 176 | 162 | 318 | 942 |
| Completed & Not Absorbed | - 1996 | 189 | 56 | 14 | 3 | 16 | 0 | 1 | 0 | 2 | 17 | 19 | 281 |
| | - 1995 | 187 | 39 | 15 | 8 | 42 | 0 | 5 | 0 | 0 | 23 | 47 | 296 |
| Total Supply | - 1996 | 1195 | 98 | 328 | 3 | 16 | 0 | 1 | 0 | 50 | 331 | 67 | 1691 |
| | - 1995 | 1606 | 132 | 194 | 63 | 59 | 0 | 5 | 0 | 102 | 257 | 166 | 2161 |
| Absorptions | - Current Month | 116 | 14 | 45 | 8 | 0 | 0 | 0 | 0 | 10 | 53 | 10 | 193 |
| | - 3 Month Average | 70 | 12 | 33 | 0 | 1 | 0 | 0 | 0 | 5 | 33 | 6 | 121 |
| | - 12 Month Average | 131 | 9 | 26 | 4 | 4 | 0 | 0 | 0 | 8 | 30 | 12 | 182 |

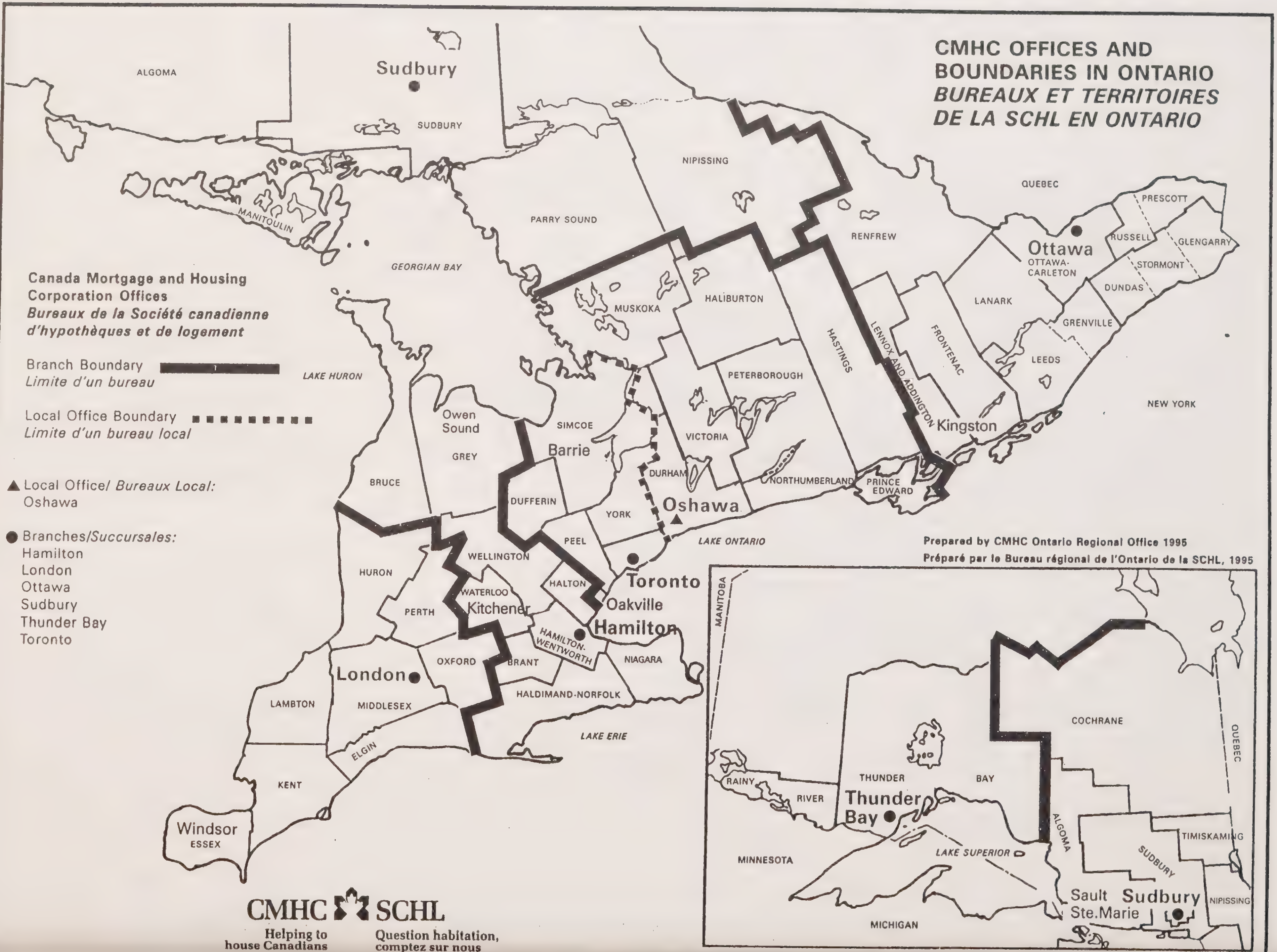
## OSHAWA CMA

| | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 216 | 0 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 35 | 0 | 251 |
| STARTS | - Current Month | 24 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 30 |
| | - Year-To-Date 1996 | 108 | 4 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 14 | 0 | 126 |
| | - Year-To-Date 1995 | 282 | 0 | 33 | 0 | 0 | 0 | 0 | 0 | 0 | 33 | 0 | 315 |
| Under Construction | - 1996 | 344 | 8 | 44 | 0 | 0 | 0 | 0 | 0 | 0 | 44 | 0 | 396 |
| | - 1995 | 487 | 10 | 44 | 0 | 0 | 0 | 0 | 0 | 0 | 44 | 0 | 541 |
| COMPLETIONS | - Current Month | 57 | 2 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 18 | 0 | 77 |
| | - Year-To-Date 1996 | 192 | 2 | 94 | 0 | 0 | 0 | 0 | 0 | 27 | 94 | 27 | 315 |
| | - Year-To-Date 1995 | 227 | 12 | 32 | 36 | 0 | 0 | 4 | 8 | 94 | 76 | 98 | 413 |
| Completed & Not Absorbed | - 1996 | 68 | 6 | 12 | 0 | 16 | 0 | 1 | 0 | 2 | 12 | 19 | 105 |
| | - 1995 | 88 | 5 | 14 | 8 | 19 | 0 | 5 | 0 | 0 | 22 | 24 | 139 |
| Total Supply | - 1996 | 628 | 14 | 91 | 0 | 16 | 0 | 1 | 0 | 2 | 91 | 19 | 752 |
| | - 1995 | 996 | 52 | 123 | 8 | 19 | 0 | 5 | 0 | 39 | 131 | 63 | 1242 |
| Absorptions | - Current Month | 61 | 1 | 23 | 8 | 0 | 0 | 0 | 0 | 10 | 31 | 10 | 103 |
| | - 3 Month Average | 45 | 0 | 23 | 0 | 0 | 0 | 0 | 0 | 5 | 23 | 5 | 73 |
| | - 12 Month Average | 86 | 3 | 17 | 0 | 0 | 0 | 0 | 0 | 2 | 17 | 2 | 108 |


Lake Simcoe
GEORGINA ISLANDS
GEORGINA
NEW TECUMSETH
BRADFORD WEST GWILLIM-BURY
EAST GWILLIMBURY
NEW-MARKET
UXBRIDGE
ORANGEVILLE
KING
AURORA
WHITCHURCH-STOUFFVILLE
CALEDON
RICHMOND HILL
VAUGHAN
MARKHAM
PICKERING
AJAX
BRAMPTON
North York
METROPOLITAN
Scarborough
HALTON HILLS
Etobicoke
York
Toronto
E. York
TORONTO
MISSISSAUGA
MILTON
N
OAKVILLE
Lake Ontario
0 6 12 km
0 4 8 mi.

TORONTO CMA

# CMHC OFFICES AND BOUNDARIES IN ONTARIO
# *BUREAUX ET TERRITOIRES DE LA SCHL EN ONTARIO*




Prepared by CMHC Ontario Regional Office 1995
Préparé par le Bureau régional de l'Ontario de la SCHL, 1995

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April 1996

CMHC SCHL
Helping to house Canadians



# LOCAL HOUSING MARKET REPORT

## TORONTO BRANCH

# TORONTO BRANCH
# LOCAL HOUSING MARKET REPORT
## APRIL 1996

CANADA MORTGAGE
AND HOUSING CORPORATION

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**(416) 781-2451**

**Oshawa Office**
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### HIGHLIGHTS - April 1996

- Modest employment gains continue in Toronto
- Toronto housing starts sink for the fourth straight month
- With the bricklayer strike resolved, more starts expected in the coming months
- Canada housing starts decrease due to weak multiple unit construction
- Resales and new home sales continue to respond to lower interest rates
- CMHC's Toronto Housing Outlook Conference will be held on November 21 - See CMHC News

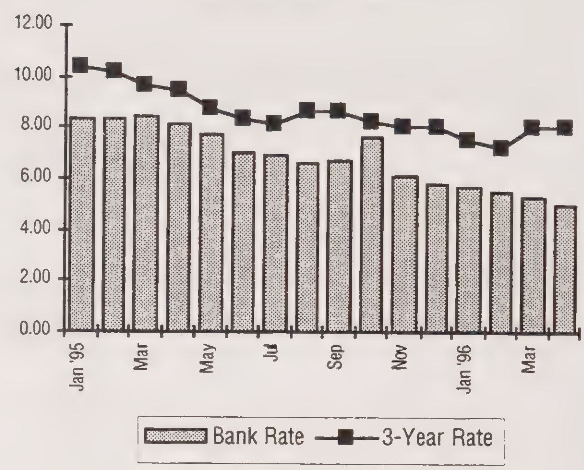
For further information concerning any of the contents of this report or for more information on housing, please contact the Market Analyst, Toronto Branch Market Analysis Department, (416) 789-8708

## ECONOMIC INDICATORS

Most mortgage rates held steady in April, maintaining excellent affordability for potential homebuyers. Short term rates dropped by approximately .5%, while the longer terms remained unchanged. New home sales and resales increased slightly in April extending the spring market. Although this current wave has not yet weakened, the level of activity is below that found in other periods (ie. spring 1994, summer 1995).

Employment in the Toronto CMA increased slightly by 7,000 jobs in April, following the 6,000 new jobs created in March. For all of Canada, 40,000 new jobs enticed many additional entrants into the labour force, raising the national unemployment rate. The New House Price Index was down 1.6% from last year furthur improving affordability.

**BANK RATE / 3-YEAR MORTGAGE RATE**
Monthly, 1995 - 1996




### ECONOMIC INDICATORS

| YEAR - MONTH | | INTEREST and EXCHANGE RATES (at month's end) Bank Rate | Mtge. Rate 3 Yr. Inst. | Exch. Rate ($Cdn/$US) | CPI All Items Toronto 1986=100 | NHPI Toronto 1986=100 | TORONTO and OSHAWA CMAs EMPLOYMENT RATIO (%) Toronto | Oshawa | UNEMPLOYMENT RATE (%) Toronto | Oshawa |
|---|---|---|---|---|---|---|---|---|---|---|
| 1995 | January | 8.38 | 10.36 | 70.68 | 134.0 | 137.8 | 61.2 | 65.4 | 9.0 | 7.1 |
| | February | 8.38 | 10.22 | 71.74 | 134.5 | 138.3 | 61.6 | 65.0 | 8.8 | 7.0 |
| | March | 8.47 | 9.70 | 72.59 | 134.6 | 138.7 | 61.8 | 64.3 | 8.7 | 7.2 |
| | April | 8.17 | 9.42 | 73.37 | 134.7 | 138.3 | 61.7 | 63.6 | 8.7 | 7.5 |
| | May | 7.71 | 8.73 | 73.02 | 135.4 | 138.2 | 61.4 | 63.6 | 8.9 | 7.7 |
| | June | 6.97 | 8.38 | 72.67 | 135.5 | 137.5 | 61.2 | 63.6 | 8.9 | 8.1 |
| | July | 6.87 | 8.18 | 73.52 | 135.6 | 138.0 | 61.3 | 63.3 | 8.9 | 8.9 |
| | August | 6.59 | 8.63 | 74.46 | 135.3 | 137.9 | 61.4 | 62.7 | 8.6 | 9.7 |
| | September | 6.71 | 8.63 | 74.01 | 135.8 | 137.9 | 61.5 | 62.4 | 8.5 | 10.2 |
| | October | 7.65 | 8.25 | 73.22 | 135.6 | 137.4 | 61.6 | 62.4 | 8.2 | 10.0 |
| | November | 6.07 | 8.00 | 73.62 | 135.8 | 136.9 | 61.8 | 61.6 | 7.9 | 9.9 |
| | December | 5.79 | 8.03 | 73.49 | 135.6 | 137.5 | 61.7 | 61.7 | 8.0 | 9.0 |
| **AVERAGE** | | **7.31** | **8.88** | **73.03** | **135.2** | **137.9** | **61.5** | **63.3** | **8.6** | **8.5** |
| 1996 | January | 5.74 | 7.50 | 72.63 | 135.9 | 137.6 | 61.4 | 61.4 | 8.3 | 8.3 |
| | February | 5.50 | 7.25 | 72.88 | 136.3 | 136.3 | 61.4 | 62.1 | 8.7 | 8.0 |
| | March | 5.25 | 8.00 | 73.38 | 136.8 | 136.5 | 61.4 | 61.7 | 9.0 | 9.9 |
| | April | 5.00 | 8.00 | 73.30 | 137.1 | ---- | 61.5 | 62.2 | 9.2 | 10.4 |
| | May | | | | | | | | | |
| | June | | | | | | | | | |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |

SOURCE: Bank of Canada, CMHC, Statistics Canada
Note: Employment Ratios and Unemployment figures are seasonally-adjusted 3 month moving averages; NHPI excludes GST

## HOUSING STARTS SUMMARY

Toronto Branch housing starts dropped compared to a year ago. Single construction increased but, for the third month in a row, multiple starts were down substantially. Semis and freehold townhomes represented more than half of multiples started. Metro Toronto and Peel Region accounted for a large proportion of the drop in starts.

### HOUSING STARTS - CMHC TORONTO BRANCH

| MONTH | SINGLES | | MULTIPLES | | TOTAL | | |
|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | 1995 | 1996 | 1995 | 1996 | Percent Change |
| January | 618 | 633 | 548 | 553 | 1,166 | 1,186 | +01.7% |
| February | 532 | 407 | 732 | 473 | 1,264 | 880 | -30.4% |
| March | 483 | 627 | 947 | 375 | 1,430 | 1,002 | -29.9% |
| April | 822 | 955 | 919 | 386 | 1,741 | 1,341 | -23.0% |
| May | 913 | | 618 | | 1,531 | | |
| June | 1,186 | | 844 | | 2,030 | | |
| July | 584 | | 635 | | 1,219 | | |
| August | 719 | | 875 | | 1,594 | | |
| September | 937 | | 1,007 | | 1,944 | | |
| October | 872 | | 483 | | 1,355 | | |
| November | 838 | | 1,428 | | 2,266 | | |
| December | 860 | | 1,344 | | 2,204 | | |
| Total | 9,364 | 1,667 | 10,380 | 1,401 | 19,744 | 3,068 | |

Source: CMHC

Toronto CMA housing starts dropped to an unusually low rate of 11,400 SAAR in April. The brick layer strike, although resolved in April, continued to dampen construction activity, especially multiples. Condominium starts continue to languish, representing less than one fifth of the 4,000 SAAR multiple starts in April. Single starts, at 7,400 SAAR, were lower than the previous three months.

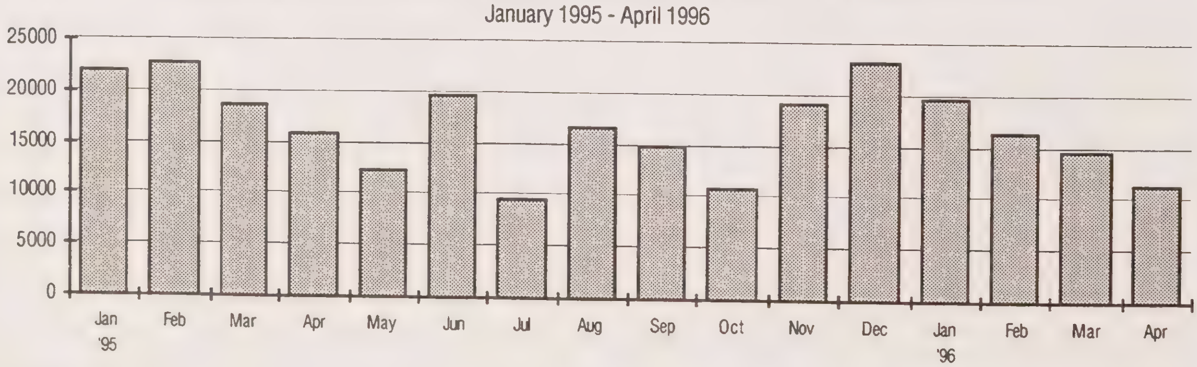
Within the Toronto CMA in April 1996, total starts were highest in Brampton (201), Markham (184), and Vaughan (148).

## STARTS IN THE TORONTO CMA
### 1995-1996

| | OWNERSHIP | | | | | RENTAL | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | Private | | Assisted | | Total | Total | GRAND | |
| | Single | Semi | Row | Row | Apt. | Row | Apt. | Row | Apt. | Row | Apt. | TOTAL | SAAR |
| **1995** | | | | | | | | | | | | | |
| Jan | 446 | 34 | 57 | 128 | 236 | 0 | 0 | 5 | 48 | 190 | 284 | 954 | 22000 |
| Feb | 456 | 2 | 221 | 25 | 300 | 0 | 0 | 0 | 175 | 246 | 475 | 1179 | 22700 |
| Mar | 375 | 34 | 154 | 22 | 563 | 0 | 0 | 0 | 154 | 176 | 717 | 1302 | 18700 |
| Apr | 669 | 130 | 352 | 42 | 139 | 0 | 0 | 0 | 221 | 394 | 360 | 1553 | 15900 |
| May | 687 | 98 | 95 | 72 | 50 | 0 | 0 | 0 | 100 | 167 | 150 | 1102 | 12500 |
| June | 875 | 80 | 169 | 14 | 224 | 0 | 0 | 0 | 261 | 183 | 485 | 1623 | 19700 |
| July | 391 | 40 | 21 | 229 | 0 | 0 | 2 | 0 | 229 | 250 | 231 | 912 | 9600 |
| Aug | 544 | 86 | 194 | 40 | 184 | 0 | 0 | 0 | 348 | 234 | 532 | 1396 | 16600 |
| Sep | 621 | 162 | 131 | 128 | 395 | 6 | 0 | 0 | 0 | 265 | 395 | 1443 | 15000 |
| Oct | 601 | 50 | 105 | 48 | 101 | 0 | 6 | 0 | 111 | 153 | 218 | 1022 | 10900 |
| Nov | 590 | 116 | 486 | 71 | 457 | 0 | 2 | 86 | 160 | 643 | 619 | 1968 | 19100 |
| Dec | 624 | 64 | 344 | 78 | 757 | 0 | 4 | 0 | 0 | 422 | 761 | 1871 | 23200 |
| **TOTAL** | **6879** | **896** | **2329** | **897** | **3406** | **6** | **14** | **91** | **1807** | **3323** | **5227** | **16325** | |
| **1996** | | | | | | | | | | | | | |
| Jan | 522 | 12 | 130 | 34 | 340 | 0 | 0 | 0 | 0 | 164 | 340 | 1038 | 19700 |
| Feb | 349 | 26 | 81 | 77 | 142 | 0 | 0 | 0 | 141 | 158 | 283 | 816 | 16300 |
| Mar | 535 | 40 | 18 | 41 | 0 | 3 | 0 | 15 | 271 | 77 | 271 | 923 | 14600 |
| Apr | 713 | 98 | 103 | 64 | 0 | 0 | 0 | 4 | 81 | 171 | 81 | 1063 | 11400 |
| **TOTAL** | **2119** | **176** | **332** | **216** | **482** | **3** | **0** | **19** | **493** | **570** | **975** | **3840** | |

Source: CMHC

### HOUSING STARTS, TORONTO CMA, SEASONALLY ADJUSTED AT ANNUAL RATES
January 1995 - April 1996



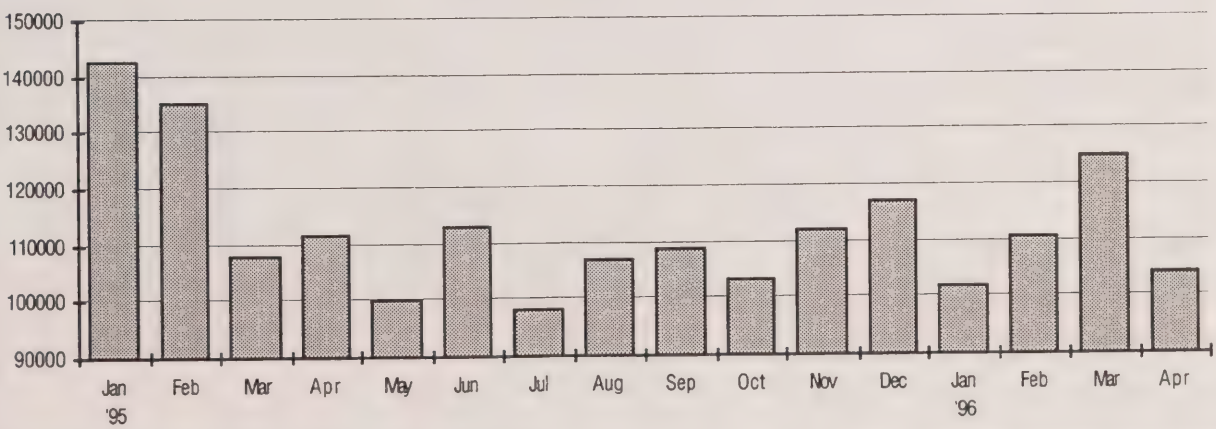
For the nation, housing starts suffered a setback, dropping to 104,500 SAAR. This represents a 16.6% drop from last month, and a 4.9% decrease from April 1995. Continued weak consumer confidence, accompanied by a large inventory of vacant multiple dwellings, led to the decrease. Singles decreased by 9.9% to 52,800 SAAR, while multiples dropped 32% to 29,200 SAAR. Starts were 12,000 SAAR in Vancouver, 11,400 SAAR in Toronto, and 6,500 SAAR in Montreal.

**HOUSING STARTS - CANADA**
**Dwelling Units Seasonally Adjusted at Annual Rates (SAAR)**

| YEAR/MONTH | URBAN AREAS | | | | | | OTHER AREAS | GRAND TOTAL | |
|---|---|---|---|---|---|---|---|---|---|
| | Singles | Percent Change | Multiples | Percent Change | Total | Percent Change | (Quarterly) | | Percent Change |
| **1995** | | | | | | | | | |
| January | 56,900 | -4.0% | 61,700 | 36.2% | 118,600 | 13.4% | 22,100 | 142,400 | 11.2% |
| February | 60,200 | 5.8.% | 50,800 | -17.7% | 111,000 | -6.4% | 22,100 | 135,300 | -5.0% |
| March | 46,000 | -23.6% | 40,100 | -21.1% | 86,100 | -22.4% | 22,100 | 108,200 | -20.0% |
| April | 44,500 | -3.3% | 46,400 | 15.7% | 90,900 | 5.8% | 20,600 | 111,500 | 3.0% |
| May | 40,500 | -9.0% | 39,100 | -15.7% | 79,600 | -12.4% | 20,600 | 100,200 | -10.1% |
| June | 46,100 | 13.8% | 46,600 | 19.2% | 92,700 | 16.5% | 20,600 | 113,300 | 13.1% |
| July | 40,700 | -11.7% | 38,200 | -18.0% | 78,900 | -14.9% | 19,600 | 98,500 | -15.0% |
| August | 44,400 | 9.1% | 43,200 | 13.1% | 87,600 | 11.0% | 19,600 | 107,200 | 8.8% |
| September | 46,900 | 5.6% | 42,200 | 2.3% | 89,100 | 1.7% | 19,600 | 108,700 | 1.4% |
| October | 46,900 | 0.0% | 32,700 | -22.5% | 79,600 | -10.7% | 24,000 | 103,600 | -4.7% |
| November | 48,200 | 2.8% | 39,800 | 21.7% | 88,000 | 10.6% | 24,000 | 112,000 | 8.1% |
| December | 48,500 | 0.6% | 44,700 | 12.3% | 93,200 | 5.9% | 24,000 | 117,200 | 4.6% |
| **1996** | | | | | | | | | |
| January | 48,300 | 2.1% | 29,800 | -34.1% | 78,100 | -15.6% | 23,700 | 101,800 | -12.6% |
| February | 45,100 | -6.6% | 41,800 | 40.3% | 86,900 | 11.3% | 23,700 | 110,600 | 8.6% |
| March | 58,600 | 29.9% | 43,000 | 2.9% | 101,600 | 16.9% | 23,700 | 125,300 | 13.3% |
| April | 52,800 | -9.9% | 29,200 | -32.1% | 82,000 | -19.3% | 22,500 | 104,500 | -16.6% |

SOURCE: CMHC

**HOUSING STARTS - CANADA**
Seasonally Adjusted at Annual Rates



## NEW HOME SALES

New home sales in April continued to expand on the strength of improved affordability. Sales improved to 18,000 SAAR in April, up from 17,000 SAAR recorded in March. Sales are well above spring 1995 totals. Builders continue to market a low end product to capture the first time and low end second time buyer.

Condo sales dipped slightly in April to 6,500 SAAR, still safely ahead of totals for 1995. Freehold sales, on the other hand, continued to show strength, increasing to 11,500 SAAR.

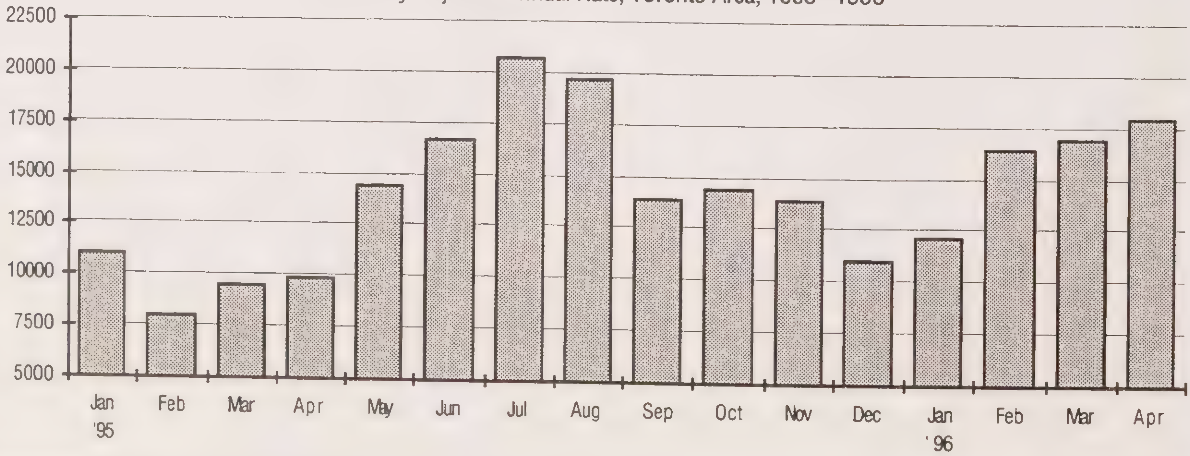
### NEW HOME SALES - TORONTO AREA

| MONTH | FREEHOLD | | CONDOMINIUM | | TOTAL | | PERCENT CHANGE | SAAR | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | 1995 | 1996 | 1995 | 1996 | 1995-1996 | 1995 | 1996 |
| January | 493 | 665 | 372 | 315 | 865 | 980 | 13.3% | 11,000 | 12,200 |
| February | 586 | 1,249 | 232 | 438 | 818 | 1,687 | 106.2% | 8,000 | 16,400 |
| March | 652 | 1,298 | 360 | 551 | 1,012 | 1,849 | 82.7% | 9,500 | 17,000 |
| April | 636 | 1,176 | 291 | 510 | 927 | 1,686 | 81.9% | 9,900 | 18,000 |
| May | 611 | | 453 | | 1,064 | | | 14,500 | |
| June | 789 | | 388 | | 1,177 | | | 16,700 | |
| July | 856 | | 350 | | 1,206 | | | 20,800 | |
| August | 824 | | 474 | | 1,298 | | | 19,700 | |
| September | 851 | | 381 | | 1,232 | | | 13,900 | |
| October | 957 | | 425 | | 1,382 | | | 14,500 | |
| November | 688 | | 484 | | 1,172 | | | 13,900 | |
| December | 447 | | 257 | | 704 | | | 11,000 | |
| TOTAL | 8,390 | | 4,467 | | 12,857 | | | | |

SOURCE: Greater Toronto Home Builders' Association, Housing Data Report, prepared by Brethour Research Associates Limited; seasonal adjustment by CMHC.

**NEW HOME SALES**

Seasonally Adjusted Annual Rate, Toronto Area, 1995 - 1996



## RESALE ACTIVITY

Resale activity has maintained a brisk pace on the strength of low mortgage rates. Resales in April increased to 49,100 SAAR up slightly from 47,500 SAAR resales recorded in March. Toronto resales were boosted in April from the inclusion of data from the former Durham Region Real Estate Board.

Increased sales have tightened the market, resulting in modest price increases. The average price increased modestly, by just under $1,000, to $198,445. This increase is mirrored in the seasonally adjusted sales-to-listing ratio. At its present rate of 31.9%, this shifts the market from "balanced" to a borderline "sellers' market". However, the expected slowdown in the market should ease upward pressure on prices in the coming months.

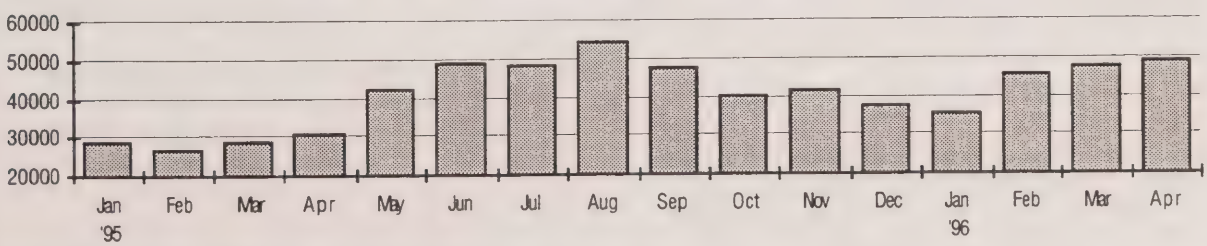
### RESALE ACTIVITY - TORONTO REAL ESTATE BOARD

| MONTH | 1995 | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Number of Sales | SAAR | Number Listings | Listing SA | Sales to Listings | Sales to Listings SA | Average Price | Median Price |
| January | 1,791 | 28,700 | 12,137 | 14,200 | 14.8% | 16.9% | $199,759 | $170,500 |
| February | 2,455 | 26,800 | 13,756 | 14,200 | 17.8% | 15.7% | $208,225 | $175,500 |
| March | 3,218 | 28,600 | 18,396 | 15,200 | 17.5% | 15.7% | $207,556 | $175,000 |
| April | 3,204 | 31,000 | 17,275 | 13,700 | 18.5% | 18.8% | $212,541 | $175,700 |
| May | 3,785 | 42,500 | 18,115 | 14,700 | 20.9% | 24.1% | $212,626 | $177,500 |
| June | 4,172 | 48,900 | 17,023 | 15,100 | 24.5% | 27.0% | $202,297 | $175,000 |
| July | 3,721 | 48,500 | 14,429 | 15,000 | 25.8% | 26.9% | $202,686 | $175,000 |
| August | 4,179 | 54,600 | 14,715 | 16,400 | 28.4% | 27.7% | $198,594 | $172,500 |
| September | 3,841 | 47,500 | 15,434 | 15,200 | 24.9% | 26.1% | $195,099 | $170,000 |
| October | 3,344 | 40,500 | 13,709 | 13,500 | 24.4% | 25.1% | $201,526 | $172,000 |
| November | 3,295 | 41,900 | 12,374 | 13,900 | 26.6% | 25.2% | $197,999 | $170,000 |
| December | 2,268 | 37,300 | 6,976 | 12,500 | 32.5% | 24.9% | $197,119 | $169,000 |
| **TOTAL Jan-Dec** | **39,273** | | | | | | **$203,028** | |

| MONTH | 1996 | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Number of Sales | SAAR | Number Listings | Listing SA | Sales to Listings | Sales to Listings SA | Average Price | Median Price |
| January | 2,222 | 35,700 | 12,805 | 15,000 | 17.4% | 19.9% | $195,169 | $166,000 |
| February | 4,207 | 46,000 | 15,263 | 15,800 | 27.6% | 24.3% | $192,406 | $169,000 |
| March | 5,350 | 47,500 | 16,985 | 14,000 | 31.5% | 28.3% | $197,523 | $171,000 |
| April | 5,070 | 49,100 | 16,139 | 12,800 | 31.4% | 31.9% | $198,445 | $173,000 |
| May | | | | | | | | |
| June | | | | | | | | |
| July | | | | | | | | |
| August | | | | | | | | |
| September | | | | | | | | |
| October | | | | | | | | |
| November | | | | | | | | |
| December | | | | | | | | |

N.B. 1) New listings plus reruns
SOURCE: Toronto Real Estate Board; seasonal adjustment by CMHC.

**RESALE ACTIVITY,** Seasonally Adjusted Annual Rate, Toronto Area



## RESALE ACTIVITY - TORONTO BRANCH AREA

| REAL ESTATE BOARD | MARCH 1995 | | | MARCH 1996 | | | PERCENT CHANGE 1995-1996 | |
|---|---|---|---|---|---|---|---|---|
| | # of Sales | No. of Listings | Average Price | # of Sales | # of Listings | Average Price | # of Sales | Average Price |
| Bancroft District | 14 | 75 | $69,614 | 12 | 42 | $61,183 | -14.3 | -12.1 |
| Barrie and District | 173 | 565 | $134,050 | 250 | 498 | $131,856 | 44.5 | -1.6 |
| Brampton | 333 | 804 | $172,103 | 461 | 651 | $164,123 | 38.4 | -4.6 |
| Cobourg-Port Hope | 79 | 189 | $108,713 | 85 | 227 | $121,952 | 7.6 | 12.2 |
| Georgian Triangle | 48 | 321 | $121,119 | 77 | 295 | $124,052 | 60.4 | 2.4 |
| Haliburton District | 16 | 121 | $86,750 | 14 | 76 | $85,100 | -12.5 | -1.9 |
| Lindsay and District | 64 | 286 | $102,937 | 85 | 231 | $107,334 | 32.8 | 4.3 |
| Midland and Penetanguishene | 44 | 257 | $94,869 | 50 | 201 | $88,989 | 13.6 | -6.2 |
| Muskoka | 61 | 433 | $93,930 | 62 | 363 | $102,979 | 1.6 | 9.6 |
| Oakville-Milton | 169 | 504 | $223,412 | 286 | 463 | $217,538 | 69.2 | -2.6 |
| Orangeville and District | 69 | 141 | $134,509 | 71 | 152 | $131,752 | 2.9 | -2.0 |
| Orillia and District | 46 | 255 | $115,813 | 69 | 192 | $110,756 | 50.0 | -4.4 |
| Peterborough | 118 | 464 | $127,959 | 143 | 321 | $115,756 | 21.2 | -9.5 |
| Quinte & District | 104 | 457 | $107,802 | 155 | 324 | $100,746 | 49.0 | -6.5 |
| Toronto | 3929 | 10825 | $199,615 | 5350 | 9038 | $197,524 | 36.2 | -1.0 |

NB: 1) Only new listings are included in this table
2) Numbers should be treated with caution where a small number of sales are recorded

Source: CREA (The Canadian Real Estate Association)

## CMHC NEWS
### 1996 Toronto Housing Outlook Conference

Once again the Toronto Branch will be holding its annual Housing Outlook Conference. Get the information edge just in time for your 1997 business plans. Over 250 individuals took part in last years event with favourable reviews received all round. The following topics are tentatively scheduled:

- Housing Outlooks: Local/Provincial/National
- Long-Term Changes in Housing Demand
- Toronto's Changing Rental Market
- Financing Preferences of Consumers
- Land Supply in the GTA.

The date for this year's conference will be November 21, 1996. A conference brochure outlining further details will be available soon. If interested, give us call at (416) 789-8708.

## NEW RESIDENTIAL CONSTRUCTION ACTIVITY

### Introduction

The new residential construction statistics presented in this report are derived from the Starts and Completions Survey and the Market Absorption Survey conducted by Canada Mortgage and Housing Corporation (CMHC). They refer to self-contained dwelling units not designed for seasonal use.

The Starts and Completions Survey monitors the rate of starts and completions in Canada and the construction period of new dwellings on a monthly basis in urban areas with populations in excess of 10,000 persons. In addition, the survey also provides estimates of the total number of dwelling starts and completions in all provinces using a sample of areas with populations below 10,000 persons which are enumerated quarterly. This sample is then used to estimate the total number of new additions to the housing stock in each quarter for all provinces.

The Market Absorption Survey produces statistics to measure the rate at which units are sold or rented after they have been completed. This survey deals only with newly completed, self-contained dwellings which are not sold, or in the case of rental projects, rented at the time the dwellings are reported as completed in the Starts and Completions Survey. This survey is conducted monthly in Census Metropolitan Areas, large urban centres and Census Agglomerations with 50,000 or more persons.

It should be noted Burlington, Halton Hills, and Milton are not part of the CMHC Toronto Branch territory but are included to provide complete data for Halton Region and the Toronto CMA respectively. Brock and Hamilton Townships are not part of the National survey but are included to provide complete data for Durham Region and Northumberland County respectively. Mono Township, Scugog, Adjala-Tosontario, Brighton, Cavan, Fenelon Township, Hope Township, Laxton, Mariposa Township, Percy Township, Sturgeon Point, Carlow, Limerick, Rawdon, Faraday, and Hungerford are surveyed quarterly. A hyphen (" ") is inserted in the following tables in cases where data are not available.

Private rental units refer to privately initiated rental projects, including syndicated rental projects where condominium registration is intended. Assisted rental projects include all projects subsidized by either the federal and/or provincial governments, where at least some units are geared to households in need.

The accompanying definitions and maps have been provided to help clarify the information provided in the following tables. Should you require further assistance, please contact the Toronto Branch Market Analyst at (416) 789-8708.

### DEFINITIONS

**PENDING STARTS** refer to dwelling units where a building permit and/or National Housing Act (NHA) approval exists but construction has not started.

**STARTS** refer to units where construction has advanced to a stage where full (100%) footings are in place. In the case of multiple unit structures, this definition of a start applies to the entire structure.

**UNDER CONSTRUCTION** refers to the inventory of units currently being constructed. Under construction figures include current month starts and excludes current month completions.

**COMPLETIONS** Singles and Semis - occur when 90% or more of a structure has been completed. A structure may be considered to be complete and ready for occupancy when only seasonal deficiencies and/or minor infractions to building codes remain.

Row and Apartments - occur when 90% or more of the dwelling units within a structure are completed and ready for occupancy.

**COMPLETED & NOT ABSORBED** refers to newly constructed, completed units which have never been sold or rented.

**TOTAL SUPPLY** refers to the total supply of new units and includes pending starts, units under construction, and units that are completed but not absorbed.

**ABSORPTIONS** refer to newly completed units which have been sold or rented. The number of absorptions is obtained from a survey initiated when the structure is completed. Units sold or leased prior to construction are not considered as absorbed until the completion stage.*

* Condominium units are absorbed when a firm sale has been reported, even though the unit may not be actually occupied.

* Three and twelve month averages exclude the current month.

# STAY INFORMED WITH CMHC MARKET ANALYSIS PUBLICATIONS

**CMHC is your primary source of housing market information and analysis.**

The following reports are published by CMHC's Toronto Branch. Where no prices are shown, the reports are free of charge. For these reports, please contact Beverly Doucette at 416-789-8708. Items indicated with an asterisk (*) are also available for most centres across Canada. Contact us for more information.

***LOCAL HOUSING MARKET REPORT** -- This monthly report summarizes statistics on housing and the economy. The reports contain comment, analysis, and topical issues pertaining to local housing markets. At the Toronto Branch, this report covers areas west to Oakville, north to Huntsville, and east to Belleville.

***RENTAL MARKET REPORT** -- This report provides current vacancy and rent statistics of local markets. The report is based on a survey of privately and publicly initiated apartment and row structures of three or more units offered for rent. The report is produced annually and is available for the Toronto CMA, the Oshawa CMA, and the Barrie, Peterborough, and Belleville areas at the Toronto Branch.

**REAL ESTATE FORECAST - TORONTO CMA** -- Produced for real estate professionals and housing consumers, this report includes forecasts of the local economy, interest rates, and key housing indicators such as sales, prices, and listings. It is produced semi-annually (spring and fall). Single copies are free of charge. Large quantity reprints are available at a cost of $25.00 per 100 copies.

**BUILDERS' FORECAST - TORONTO CMA** -- This report summarizes and forecasts components of the new housing market such as interest rates, new home sales, land supply, and demand for ownership and rental product. It is produced semi-annually (spring and fall). Single copies are free of charge. Large quantity reprints are available at a cost of $25.00 per 100 copies.

***HOUSING FORECAST** -- This report combines information included in the Real Estate and Builders' Forecasts. It is also produced semi-annually. At the Toronto Branch, it is available for the Oshawa CMA, the Barrie CA, and the Peterborough CA. Single copies are free of charge. Large quantity reprints are available at a cost of $25.00 per 100 copies.

**RETIREMENT HOME SURVEY** -- An annual report produced to indicate the state of the retirement home market in the Toronto Branch Territory. Vacancy rates, per diem rates, supply and demand factors, and new construction of retirement homes are summarized. ($25)

**CONDOMINIUM SURVEY** -- This annual report is produced for the Toronto CMA as a supplement to the Rental Market Survey to determine rental vacancy rates in condominiums, price and rent per square foot, and new supply. ($15)

**LAND SUPPLY SURVEY** -- This report is produced in conjunction with the Ministry of Housing and area municipalities. It monitors the active, draft-approved, and registered plans of subdivision and residential land availability. Long term potential demand is discussed to indicate the duration of land supply. It is an annual report available for the Greater Toronto Area. ($20)

**MULTIPLE UNIT PROGRESS REPORTS** -- This report is a quarterly listing of multiple unit projects currently approved and under construction in the Toronto Branch. ($15 for a single issue or $40 annually)

**DETAILED LOCAL HOUSING MARKET REPORT TABLES** -- These are statistical tables for the area municipalities and are available monthly ($10 for a single issue or $75 annually). These are also available by fax ($15 for a single issue or $100 annually).

**DETAILED RENTAL MARKET REPORT TABLES** -- These are statistical tables which include vacancies by age of structure, average rents by age of structure, and vacancy rates by rent range. They are available for Toronto (covering each of 31 zones -- $25), Oshawa (covering each of 4 zones -- $10), Barrie ($10), Peterborough ($10), and Belleville ($10).

**WHO'S OUT THERE?** -- Using CMHC's extensive database on NHA mortgages, this report profiles NHA borrowers, and the choices they make in the real estate and mortgage markets. Produced quarterly for the Toronto CMA, lending and real estate professionals can use it in their business planning and to educate their clients. ($8 for a single issue, $20 annually)

# SUMMARY TABLES

APRIL HOUSING STARTS

| | SINGLES | | | MULTIPLES | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| CMHC TORONTO BRANCH | 822 | 955 | 16.2 | 919 | 386 | -58.0 | 1,741 | 1,341 | -23.0 |
| GREATER TORONTO AREA | 771 | 820 | 6.4 | 951 | 443 | -53.4 | 1,722 | 1,263 | -26.7 |
| TORONTO CMA: | 669 | 713 | 6.6 | 884 | 350 | -60.4 | 1,553 | 1,063 | -31.6 |
| METRO TORONTO: | 50 | 58 | 16.0 | 239 | 14 | -94.1 | 289 | 72 | -75.1 |
| Toronto City | 4 | 4 | 0.0 | 32 | 8 | -75.0 | 36 | 12 | -66.7 |
| East York | 3 | 3 | 0.0 | 0 | 0 | N/A | 3 | 3 | 0.0 |
| Etobicoke | 7 | 17 | 142.9 | 0 | 0 | N/A | 7 | 17 | 142.9 |
| North York | 25 | 16 | -36.0 | 0 | 0 | N/A | 25 | 16 | -36.0 |
| Scarborough | 11 | 18 | 63.6 | 128 | 0 | -100.0 | 139 | 18 | -87.1 |
| York City | 0 | 0 | N/A | 79 | 6 | -92.4 | 79 | 6 | -92.4 |
| YORK REGION: | 278 | 267 | -4.0 | 395 | 219 | -44.6 | 673 | 486 | -27.8 |
| Aurora | 19 | 28 | 47.4 | 16 | 12 | -25.0 | 35 | 40 | 14.3 |
| East Gwillimbury | 2 | 4 | 100.0 | 0 | 0 | N/A | 2 | 4 | 100.0 |
| Georgina Island | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Georgina Township | 1 | 2 | 100.0 | 0 | 0 | N/A | 1 | 2 | 100.0 |
| King | 0 | 2 | N/A | 0 | 0 | N/A | 0 | 2 | N/A |
| Markham | 114 | 103 | -9.6 | 149 | 81 | -45.6 | 263 | 184 | -30.0 |
| Newmarket | 22 | 12 | -45.5 | 8 | 51 | 537.5 | 30 | 63 | 110.0 |
| Richmond Hill | 47 | 19 | -59.6 | 0 | 16 | N/A | 47 | 35 | -25.5 |
| Vaughan | 67 | 89 | 32.8 | 213 | 59 | -72.3 | 280 | 148 | -47.1 |
| Whitchurch-Stouffville | 6 | 8 | 33.3 | 9 | 0 | -100.0 | 15 | 8 | -46.7 |
| PEEL REGION: | 267 | 262 | -1.9 | 224 | 98 | -56.3 | 491 | 360 | -26.7 |
| Brampton | 136 | 117 | -14.0 | 49 | 84 | 71.4 | 185 | 201 | 8.6 |
| Caledon | 1 | 28 | 2700.0 | 0 | 0 | N/A | 1 | 28 | 2700.0 |
| Mississauga | 130 | 117 | -10.0 | 175 | 14 | -92.0 | 305 | 131 | -57.0 |
| HALTON REGION: | 33 | 71 | 115.2 | 60 | 83 | 38.3 | 93 | 154 | 65.6 |
| Burlington ** | 9 | 35 | 288.9 | 46 | 72 | 56.5 | 55 | 107 | 94.5 |
| Halton Hills | 17 | 11 | -35.3 | 0 | 11 | N/A | 17 | 22 | 29.4 |
| Milton | 1 | 2 | 100.0 | 0 | 0 | N/A | 1 | 2 | 100.0 |
| Oakville | 6 | 23 | 283.3 | 14 | 0 | -100.0 | 20 | 23 | 15.0 |
| REST OF TORONTO CMA: | 50 | 90 | 80.0 | 12 | 8 | -33.3 | 62 | 98 | 58.1 |
| Ajax | 3 | 17 | 466.7 | 0 | 0 | N/A | 3 | 17 | 466.7 |
| Bradford West Gwillimbury | 0 | 6 | N/A | 0 | 0 | N/A | 0 | 6 | N/A |
| Orangeville | 28 | 3 | -89.3 | 0 | 0 | N/A | 28 | 3 | -89.3 |
| Pickering | 16 | 44 | 175.0 | 12 | 8 | -33.3 | 28 | 52 | 85.7 |
| New Tecumseth | 0 | 14 | N/A | 0 | 0 | N/A | 0 | 14 | N/A |
| Uxbridge | 3 | 6 | 100.0 | 0 | 0 | N/A | 3 | 6 | 100.0 |
| Mono Township ** | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| DURHAM REGION: | 143 | 162 | 13.3 | 33 | 29 | -12.1 | 176 | 191 | 8.5 |
| OSHAWA CMA: | 121 | 95 | -21.5 | 21 | 21 | 0.0 | 142 | 116 | -18.3 |
| Oshawa City | 15 | 40 | 166.7 | 2 | 7 | 250.0 | 17 | 47 | 176.5 |
| Clarington | 27 | 43 | 59.3 | 0 | 14 | N/A | 27 | 57 | 111.1 |
| Whitby | 79 | 12 | -84.8 | 19 | 0 | -100.0 | 98 | 12 | -87.8 |
| REST OF DURHAM: | 22 | 67 | 204.5 | 12 | 8 | -33.3 | 34 | 75 | 120.6 |
| Ajax | 3 | 17 | 466.7 | 0 | 0 | N/A | 3 | 17 | 466.7 |
| Brock | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Pickering | 16 | 44 | 175.0 | 12 | 8 | -33.3 | 28 | 52 | 85.7 |
| Scugog | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Uxbridge | 3 | 6 | 100.0 | 0 | 0 | N/A | 3 | 6 | 100.0 |
| SIMCOE COUNTY: | 29 | 133 | 358.6 | 0 | 22 | N/A | 29 | 155 | 434.5 |
| BARRIE CA: | 16 | 99 | 518.8 | 0 | 0 | N/A | 16 | 99 | 518.8 |
| Barrie City | 11 | 95 | 763.6 | 0 | 0 | N/A | 11 | 95 | 763.6 |
| Innisfil | 2 | 3 | 50.0 | 0 | 0 | N/A | 2 | 3 | 50.0 |
| Springwater Township | 3 | 1 | -66.7 | 0 | 0 | N/A | 3 | 1 | -66.7 |
| COLLINGWOOD | 1 | 3 | 200.0 | 0 | 0 | N/A | 1 | 3 | 200.0 |
| MIDLAND CA: | 8 | 5 | -37.5 | 0 | 0 | N/A | 8 | 5 | -37.5 |
| Midland Town | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Penetanguishene | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| Christian Island | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Tay Township | 6 | 2 | -66.7 | 0 | 0 | N/A | 6 | 2 | -66.7 |
| Tiny Township | 1 | 2 | 100.0 | 0 | 0 | N/A | 1 | 2 | 100.0 |

APRIL HOUSING STARTS

| | SINGLES | | | MULTIPLES | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| ORILLIA CA: | 4 | 6 | 50.0 | 0 | 22 | N/A | 4 | 28 | 600.0 |
| Orillia City | 4 | 4 | 0.0 | 0 | 22 | N/A | 4 | 26 | 550.0 |
| Severn Township | 0 | 2 | N/A | 0 | 0 | N/A | 0 | 2 | N/A |
| REST OF SIMCOE COUNTY: | 0 | 20 | N/A | 0 | 0 | N/A | 0 | 20 | N/A |
| Adjala-Tosorontio | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Bradford West Gwillimbury | 0 | 6 | N/A | 0 | 0 | N/A | 0 | 6 | N/A |
| New Tecumseth | 0 | 14 | N/A | 0 | 0 | N/A | 0 | 14 | N/A |
| MUSKOKA DISTRICT: | 1 | 3 | 200.0 | 0 | 0 | N/A | 1 | 3 | 200.0 |
| Bracebridge | 1 | 2 | 100.0 | 0 | 0 | N/A | 1 | 2 | 100.0 |
| Gravenhurst | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Huntsville | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| VICTORIA/HALIBURTON: | 2 | 2 | 0.0 | 2 | 0 | -100.0 | 4 | 2 | -50.0 |
| LINDSAY CA: | 2 | 2 | 0.0 | 2 | 0 | -100.0 | 4 | 2 | -50.0 |
| Lindsay Town | 2 | 0 | -100.0 | 2 | 0 | -100.0 | 4 | 0 | -100.0 |
| Ops Township | 0 | 2 | N/A | 0 | 0 | N/A | 0 | 2 | N/A |
| REST OF VICTORIA/HALIBURTON | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Fenelon Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Laxton Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Mariposa Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Sturgeon Point Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| PETERBOROUGH COUNTY: | 9 | 26 | 188.9 | 0 | 0 | N/A | 9 | 26 | 188.9 |
| PETERBOROUGH CA: | 9 | 26 | 188.9 | 0 | 0 | N/A | 9 | 26 | 188.9 |
| Peterborough City | 5 | 23 | 360.0 | 0 | 0 | N/A | 5 | 23 | 360.0 |
| Dummer Township | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Douro Township | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Ennismore Township | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Indian Reserves 35&36 | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Lakefield | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| North Monaghan Township | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| Otonabee Township | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Smith Township | 0 | 2 | N/A | 0 | 0 | N/A | 0 | 2 | N/A |
| REST OF PETERBOROUGH COUNTY | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Cavan Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| NORTHUMBERLAND COUNTY: | 3 | 4 | 33.3 | 10 | 0 | -100.0 | 13 | 4 | -69.2 |
| COBOURG | 1 | 0 | -100.0 | 10 | 0 | -100.0 | 11 | 0 | -100.0 |
| REST OF NORTHUMBERLAND: | 2 | 4 | 100.0 | 0 | 0 | N/A | 2 | 4 | 100.0 |
| Port Hope | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Murray Township | 2 | 4 | 100.0 | 0 | 0 | N/A | 2 | 4 | 100.0 |
| Brighton Town | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Hope Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Percy Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Hamilton Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| HASTINGS/PRINCE EDWARD: | 6 | 12 | 100.0 | 2 | 4 | 100.0 | 8 | 16 | 100.0 |
| BELLEVILLE CA: | 8 | 16 | 100.0 | 2 | 4 | 100.0 | 10 | 20 | 100.0 |
| Belleville City | 1 | 5 | 400.0 | 0 | 2 | N/A | 1 | 7 | 600.0 |
| Ameliasburgh Township | 0 | 2 | N/A | 0 | 0 | N/A | 0 | 2 | N/A |
| Frankford Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Murray Township | 2 | 4 | 100.0 | 0 | 0 | N/A | 2 | 4 | 100.0 |
| Sidney Township | 1 | 3 | 200.0 | 0 | 0 | N/A | 1 | 3 | 200.0 |
| Stirling Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Thurlow Township | 2 | 2 | 0.0 | 0 | 0 | N/A | 2 | 2 | 0.0 |
| Trenton City | 2 | 0 | -100.0 | 2 | 2 | 0.0 | 4 | 2 | -50.0 |
| REST OF HASTINGS: | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Carlow, Limerick & Rawdon | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Faraday Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Hungerford Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |

JANUARY-APRIL HOUSING STARTS

| | SINGLES | | | MULTIPLES | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| CMHC TORONTO BRANCH | 2,455 | 2,622 | 6.8 | 3,146 | 1,787 | -43.2 | 5,601 | 4,409 | -21.3 |
| GREATER TORONTO AREA | 2,336 | 2,323 | -0.6 | 3,194 | 1,869 | -41.5 | 5,530 | 4,192 | -24.2 |
| TORONTO CMA: | 1,946 | 2,119 | 8.9 | 3,042 | 1,721 | -43.4 | 4,988 | 3,840 | -23.0 |
| METRO TORONTO: | 108 | 141 | 30.6 | 1,445 | 873 | -39.6 | 1,553 | 1,014 | -34.7 |
| Toronto City | 7 | 10 | 42.9 | 105 | 486 | 362.9 | 112 | 496 | 342.9 |
| East York | 5 | 5 | 0.0 | 0 | 0 | N/A | 5 | 5 | 0.0 |
| Etobicoke | 12 | 22 | 83.3 | 9 | 2 | -77.8 | 21 | 24 | 14.3 |
| North York | 42 | 36 | -14.3 | 894 | 356 | -60.2 | 936 | 392 | -58.1 |
| Scarborough | 42 | 68 | 61.9 | 356 | 23 | -93.5 | 398 | 91 | -77.1 |
| York City | 0 | 0 | N/A | 81 | 6 | -92.6 | 81 | 6 | -92.6 |
| YORK REGION: | 719 | 796 | 10.7 | 652 | 418 | -35.9 | 1,371 | 1,214 | -11.5 |
| Aurora | 38 | 46 | 21.1 | 18 | 20 | 11.1 | 56 | 66 | 17.9 |
| East Gwillimbury | 3 | 15 | 400.0 | 0 | 0 | N/A | 3 | 15 | 400.0 |
| Georgina Island | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Georgina Township | 6 | 14 | 133.3 | 0 | 3 | N/A | 6 | 17 | 183.3 |
| King | 3 | 2 | -33.3 | 0 | 0 | N/A | 3 | 2 | -33.3 |
| Markham | 349 | 294 | -15.8 | 221 | 81 | -63.3 | 570 | 375 | -34.2 |
| Newmarket | 43 | 69 | 60.5 | 8 | 113 | 1312.5 | 51 | 182 | 256.9 |
| Richmond Hill | 132 | 63 | -52.3 | 80 | 40 | -50.0 | 212 | 103 | -51.4 |
| Vaughan | 131 | 275 | 109.9 | 316 | 161 | -49.1 | 447 | 436 | -2.5 |
| Whitchurch-Stouffville | 14 | 18 | 28.6 | 9 | 0 | -100.0 | 23 | 18 | -21.7 |
| PEEL REGION: | 818 | 776 | -5.1 | 874 | 247 | -71.7 | 1,692 | 1,023 | -39.5 |
| Brampton | 376 | 326 | -13.3 | 254 | 148 | -41.7 | 630 | 474 | -24.8 |
| Caledon | 78 | 135 | 73.1 | 0 | 8 | N/A | 78 | 143 | 83.3 |
| Mississauga | 364 | 315 | -13.5 | 620 | 91 | -85.3 | 984 | 406 | -58.7 |
| HALTON REGION: | 183 | 217 | 18.6 | 131 | 216 | 64.9 | 314 | 433 | 37.9 |
| Burlington ** | 46 | 112 | 143.5 | 111 | 109 | -1.8 | 157 | 221 | 40.8 |
| Halton Hills | 58 | 37 | -36.2 | 0 | 36 | N/A | 58 | 73 | 25.9 |
| Milton | 5 | 3 | -40.0 | 0 | 0 | N/A | 5 | 3 | -40.0 |
| Oakville | 74 | 65 | -12.2 | 20 | 71 | 255.0 | 94 | 136 | 44.7 |
| REST OF TORONTO CMA: | 164 | 301 | 83.5 | 51 | 76 | 49.0 | 215 | 377 | 75.3 |
| Ajax | 8 | 84 | 950.0 | 0 | 48 | N/A | 8 | 132 | 1550.0 |
| Bradford West Gwillimbury | 2 | 24 | 1100.0 | 0 | 0 | N/A | 2 | 24 | 1100.0 |
| Orangeville | 62 | 75 | 21.0 | 6 | 0 | -100.0 | 68 | 75 | 10.3 |
| Pickering | 83 | 83 | 0.0 | 38 | 28 | -26.3 | 121 | 111 | -8.3 |
| New Tecumseth | 3 | 17 | 466.7 | 7 | 0 | -100.0 | 10 | 17 | 70.0 |
| Uxbridge | 6 | 18 | 200.0 | 0 | 0 | N/A | 6 | 18 | 200.0 |
| Mono Township ** | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| DURHAM REGION: | 508 | 393 | -22.6 | 92 | 115 | 25.0 | 600 | 508 | -15.3 |
| OSHAWA CMA: | 403 | 203 | -49.6 | 54 | 39 | -27.8 | 457 | 242 | -47.0 |
| Oshawa City | 96 | 64 | -33.3 | 2 | 19 | 850.0 | 98 | 83 | -15.3 |
| Clarington | 93 | 84 | -9.7 | 10 | 20 | 100.0 | 103 | 104 | 1.0 |
| Whitby | 214 | 55 | -74.3 | 42 | 0 | -100.0 | 256 | 55 | -78.5 |
| REST OF DURHAM: | 105 | 190 | 81.0 | 38 | 76 | 100.0 | 143 | 266 | 86.0 |
| Ajax | 8 | 84 | 950.0 | 0 | 48 | N/A | 8 | 132 | 1550.0 |
| Brock | 1 | 1 | 0.0 | 0 | 0 | N/A | 1 | 1 | 0.0 |
| Pickering | 83 | 83 | 0.0 | 38 | 28 | -26.3 | 121 | 111 | -8.3 |
| Scugog | 7 | 4 | -42.9 | 0 | 0 | N/A | 7 | 4 | -42.9 |
| Uxbridge | 6 | 18 | 200.0 | 0 | 0 | N/A | 6 | 18 | 200.0 |
| SIMCOE COUNTY: | 100 | 266 | 166.0 | 7 | 42 | 500.0 | 107 | 308 | 187.9 |
| BARRIE CA: | 55 | 199 | 261.8 | 0 | 20 | N/A | 55 | 219 | 298.2 |
| Barrie City | 43 | 175 | 307.0 | 0 | 20 | N/A | 43 | 195 | 353.5 |
| Innisfil | 7 | 22 | 214.3 | 0 | 0 | N/A | 7 | 22 | 214.3 |
| Springwater Township | 5 | 2 | -60.0 | 0 | 0 | N/A | 5 | 2 | -60.0 |
| COLLINGWOOD | 5 | 4 | -20.0 | 0 | 0 | N/A | 5 | 4 | -20.0 |
| MIDLAND CA: | 13 | 13 | 0.0 | 0 | 0 | N/A | 13 | 13 | 0.0 |
| Midland Town | 1 | 1 | 0.0 | 0 | 0 | N/A | 1 | 1 | 0.0 |
| Penetanguishene | 1 | 6 | 500.0 | 0 | 0 | N/A | 1 | 6 | 500.0 |
| Christian Island | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Tay Township | 9 | 4 | -55.6 | 0 | 0 | N/A | 9 | 4 | -55.6 |
| Tiny Township | 1 | 2 | 100.0 | 0 | 0 | N/A | 1 | 2 | 100.0 |

JANUARY-APRIL HOUSING STARTS

| | SINGLES | | | MULTIPLES | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| ORILLIA CA: | 18 | 9 | -50.0 | 0 | 22 | N/A | 18 | 31 | 72.2 |
| Orillia City | 4 | 4 | 0.0 | 0 | 22 | N/A | 4 | 26 | 550.0 |
| Severn Township | 14 | 5 | -64.3 | 0 | 0 | N/A | 14 | 5 | -64.3 |
| REST OF SIMCOE COUNTY: | 9 | 41 | 355.6 | 7 | 0 | -100.0 | 16 | 41 | 156.3 |
| Adjala-Tosorontio | 4 | 0 | -100.0 | 0 | 0 | N/A | 4 | 0 | -100.0 |
| Bradford West Gwillimbury | 2 | 24 | 1100.0 | 0 | 0 | N/A | 2 | 24 | 1100.0 |
| New Tecumseth | 3 | 17 | 466.7 | 7 | 0 | -100.0 | 10 | 17 | 70.0 |
| MUSKOKA DISTRICT: | 11 | 5 | -54.5 | 6 | 0 | -100.0 | 17 | 5 | -70.6 |
| Bracebridge | 2 | 3 | 50.0 | 6 | 0 | -100.0 | 8 | 3 | -62.5 |
| Gravenhurst | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Huntsville | 8 | 2 | -75.0 | 0 | 0 | N/A | 8 | 2 | -75.0 |
| VICTORIA/HALIBURTON: | 4 | 7 | 75.0 | 6 | 0 | -100.0 | 10 | 7 | -30.0 |
| LINDSAY CA: | 4 | 6 | 50.0 | 6 | 0 | -100.0 | 10 | 6 | -40.0 |
| Lindsay Town | 4 | 4 | 0.0 | 6 | 0 | -100.0 | 10 | 4 | -60.0 |
| Ops Township | 0 | 2 | N/A | 0 | 0 | N/A | 0 | 2 | N/A |
| REST OF VICTORIA/HALIBURTON | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| Fenelon Township | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| Laxton Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Mariposa Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Sturgeon Point Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| PETERBOROUGH COUNTY: | 21 | 41 | 95.2 | 0 | 15 | N/A | 21 | 56 | 166.7 |
| PETERBOROUGH CA: | 19 | 40 | 110.5 | 0 | 15 | N/A | 19 | 55 | 189.5 |
| Peterborough City | 11 | 34 | 209.1 | 0 | 15 | N/A | 11 | 49 | 345.5 |
| Dummer Township | 1 | 0 | -100.0 | .0 | 0 | N/A | 1 | 0 | -100.0 |
| Douro Township | 4 | 2 | -50.0 | 0 | 0 | N/A | 4 | 2 | -50.0 |
| Ennismore Township | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Indian Reserves 35&36 | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Lakefield | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| North Monaghan Township | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| Otonabee Township | 1 | 1 | 0.0 | 0 | 0 | N/A | 1 | 1 | 0.0 |
| Smith Township | 1 | 2 | 100.0 | 0 | 0 | N/A | 1 | 2 | 100.0 |
| REST OF PETERBOROUGH COUNTY | 2 | 1 | -50.0 | 0 | 0 | N/A | 2 | 1 | -50.0 |
| Cavan Township | 2 | 1 | -50.0 | 0 | 0 | N/A | 2 | 1 | -50.0 |
| NORTHUMBERLAND COUNTY: | 16 | 31 | 93.8 | 34 | 0 | -100.0 | 50 | 31 | -38.0 |
| COBOURG | 9 | 11 | 22.2 | 34 | 0 | -100.0 | 43 | 11 | -74.4 |
| REST OF NORTHUMBERLAND: | 7 | 20 | 185.7 | 0 | 0 | N/A | 7 | 20 | 185.7 |
| Port Hope | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Murray Township | 6 | 17 | 183.3 | 0 | 0 | N/A | 6 | 17 | 183.3 |
| Brighton Town | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Hope Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Percy Township | 1 | 2 | 100.0 | 0 | 0 | N/A | 1 | 2 | 100.0 |
| Hamilton Township | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| HASTINGS/PRINCE EDWARD: | 14 | 26 | 85.7 | 4 | 6 | 50.0 | 18 | 32 | 77.8 |
| BELLEVILLE CA: | 20 | 39 | 95.0 | 4 | 6 | 50.0 | 24 | 45 | 87.5 |
| Belleville City | 1 | 10 | 900.0 | 0 | 2 | N/A | 1 | 12 | 1100.0 |
| Ameliasburgh Township | 2 | 2 | 0.0 | 0 | 0 | N/A | 2 | 2 | 0.0 |
| Frankford Village | 0 | 0 | N/A | 0 | 2 | N/A | 0 | 2 | N/A |
| Murray Township | 6 | 17 | 183.3 | 0 | 0 | N/A | 6 | 17 | 183.3 |
| Sidney Township | 2 | 4 | 100.0 | 0 | 0 | N/A | 2 | 4 | 100.0 |
| Stirling Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Thurlow Township | 6 | 6 | 0.0 | 0 | 0 | N/A | 6 | 6 | 0.0 |
| Trenton City | 3 | 0 | -100.0 | 4 | 2 | -50.0 | 7 | 2 | -71.4 |
| REST OF HASTINGS: | 0 | 4 | N/A | 0 | 0 | N/A | 0 | 4 | N/A |
| Carlow, Limerick & Rawdon | 0 | 2 | N/A | 0 | 0 | N/A | 0 | 2 | N/A |
| Faraday Township | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| Hungerford Township | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |

APRIL 1996

| CMHC TORONTO BRANCH | | OWNERSHIP | | | | | RENTAL | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | FREEHOLD | | | CONDOMINIUM | | PRIVATE | | ASSISTED | | TOTAL | TOTAL | GRAND |
| | | SINGL | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | ROW | APT | TOTAL |
| Pending Starts | | 3106 | 793 | 718 | 1014 | 1098 | 0 | 73 | 0 | 298 | 1732 | 1469 | 7100 |
| STARTS | - Current Month | 955 | 100 | 122 | 57 | 22 | 0 | 0 | 4 | 81 | 183 | 103 | 1341 |
| | - Year-To-Date 1996 | 2622 | 202 | 365 | 201 | 504 | 3 | 0 | 19 | 493 | 588 | 997 | 4409 |
| | - Year-To-Date 1995 | 2455 | 224 | 830 | 217 | 1272 | 0 | 0 | 5 | 598 | 1052 | 1870 | 5601 |
| Under Construction | - 1996 | 4998 | 526 | 1239 | 642 | 3042 | 3 | 145 | 105 | 2234 | 1989 | 5421 | 12934 |
| | - 1995 | 5454 | 540 | 1136 | 654 | 2690 | 0 | 110 | 96 | 2250 | 1886 | 5050 | 12930 |
| COMPLETIONS | - Current Month | 551 | 62 | 164 | 120 | 249 | 0 | 61 | 0 | 72 | 284 | 382 | 1279 |
| | - Year-To-Date 1996 | 2743 | 316 | 754 | 288 | 1207 | 6 | 92 | 0 | 572 | 1048 | 1871 | 5978 |
| | - Year-To-Date 1995 | 3459 | 308 | 565 | 241 | 542 | 4 | 117 | 8 | 1146 | 818 | 1805 | 6390 |
| Completed & Not Absorbed | - 1996 | 632 | 131 | 50 | 41 | 773 | 0 | 5 | 0 | 101 | 91 | 879 | 1733 |
| | - 1995 | 748 | 118 | 56 | 85 | 785 | 0 | 18 | 0 | 46 | 141 | 849 | 1856 |
| Total Supply | - 1996 | 8736 | 1450 | 2007 | 1697 | 4913 | 3 | 223 | 105 | 2633 | 3812 | 7769 | 21767 |
| | - 1995 | 8917 | 1051 | 1639 | 1002 | 4807 | 0 | 302 | 182 | 3131 | 2823 | 8240 | 21031 |
| Absorptions | - Current Month | 576 | 116 | 189 | 123 | 265 | 0 | 65 | 0 | 55 | 312 | 385 | 1389 |
| | - 3 Month Average | 743 | 77 | 199 | 66 | 295 | 2 | 8 | 0 | 140 | 267 | 443 | 1530 |
| | - 12 Month Average | 852 | 82 | 178 | 72 | 183 | 1 | 30 | 7 | 157 | 258 | 370 | 1562 |

GREATER TORONTO AREA

| | | SINGL | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 2900 | 835 | 807 | 1014 | 1098 | 0 | 78 | 0 | 298 | 1821 | 1474 | 7030 |
| STARTS | - Current Month | 820 | 100 | 140 | 118 | 0 | 0 | 0 | 4 | 81 | 262 | 81 | 1263 |
| | - Year-To-Date 1996 | 2323 | 182 | 415 | 275 | 482 | 3 | 0 | 19 | 493 | 712 | 975 | 4192 |
| | - Year-To-Date 1995 | 2336 | 208 | 826 | 247 | 1310 | 0 | 0 | 5 | 598 | 1078 | 1908 | 5530 |
| Under Construction | - 1996 | 4337 | 488 | 1345 | 753 | 2970 | 3 | 40 | 105 | 2194 | 2206 | 5204 | 12235 |
| | - 1995 | 4948 | 510 | 1192 | 745 | 2686 | 0 | 56 | 83 | 2214 | 2020 | 4956 | 12434 |
| COMPLETIONS | - Current Month | 472 | 48 | 161 | 149 | 228 | 0 | 61 | 0 | 0 | 310 | 289 | 1119 |
| | - Year-To-Date 1996 | 2286 | 266 | 704 | 320 | 1186 | 6 | 79 | 0 | 500 | 1030 | 1765 | 5347 |
| | - Year-To-Date 1995 | 3136 | 312 | 579 | 375 | 519 | 4 | 112 | 8 | 1146 | 966 | 1777 | 6191 |
| Completed & Not Absorbed | - 1996 | 538 | 99 | 31 | 55 | 782 | 0 | 3 | 0 | 66 | 86 | 851 | 1574 |
| | - 1995 | 518 | 111 | 49 | 92 | 797 | 0 | 7 | 31 | 66 | 172 | 870 | 1671 |
| Total Supply | - 1996 | 7775 | 1422 | 2183 | 1822 | 4850 | 3 | 121 | 105 | 2558 | 4113 | 7529 | 20839 |
| | - 1995 | 8039 | 1034 | 1810 | 1100 | 4815 | 0 | 80 | 200 | 3115 | 3110 | 8010 | 20193 |
| Absorptions | - Current Month | 485 | 107 | 180 | 143 | 250 | 0 | 63 | 0 | 18 | 323 | 331 | 1246 |
| | - 3 Month Average | 617 | 66 | 190 | 67 | 295 | 2 | 5 | 0 | 140 | 259 | 440 | 1382 |
| | - 12 Month Average | 727 | 73 | 173 | 83 | 186 | 1 | 23 | 10 | 159 | 267 | 368 | 1435 |

TORONTO CMA

| | | SINGL | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 2609 | 813 | 669 | 1014 | 1098 | 0 | 18 | 0 | 298 | 1683 | 1414 | 6519 |
| STARTS | - Current Month | 713 | 98 | 103 | 64 | 0 | 0 | 0 | 4 | 81 | 171 | 81 | 106 |
| | - Year-To-Date 1996 | 2119 | 176 | 332 | 216 | 482 | 3 | 0 | 19 | 493 | 570 | 975 | 384 |
| | - Year-To-Date 1995 | 1946 | 200 | 784 | 217 | 1238 | 0 | 0 | 5 | 598 | 1006 | 1836 | 498 |
| Under Construction | - 1996 | 3915 | 476 | 1246 | 610 | 2970 | 3 | 40 | 105 | 2146 | 1964 | 5156 | 1151 |
| | - 1995 | 4445 | 500 | 1158 | 629 | 2614 | 0 | 56 | 83 | 2214 | 1870 | 4884 | 1169 |
| COMPLETIONS | - Current Month | 410 | 46 | 146 | 120 | 228 | 0 | 61 | 0 | 0 | 266 | 289 | 101 |
| | - Year-To-Date 1996 | 2055 | 264 | 595 | 274 | 1186 | 6 | 79 | 0 | 473 | 875 | 1738 | 493 |
| | - Year-To-Date 1995 | 2752 | 276 | 520 | 196 | 519 | 4 | 108 | 0 | 1052 | 720 | 1679 | 542 |
| Completed & Not Absorbed | - 1996 | 484 | 92 | 23 | 31 | 755 | 0 | 2 | 0 | 66 | 54 | 823 | 145 |
| | - 1995 | 455 | 105 | 33 | 56 | 753 | 0 | 2 | 0 | 46 | 89 | 801 | 145 |
| Total Supply | - 1996 | 7008 | 1381 | 1938 | 1655 | 4823 | 3 | 60 | 105 | 2510 | 3701 | 7393 | 1948 |
| | - 1995 | 7099 | 969 | 1575 | 948 | 4699 | 0 | 75 | 169 | 3008 | 2692 | 7782 | 1854 |
| Absorptions | - Current Month | 437 | 107 | 159 | 120 | 245 | 0 | 63 | 0 | 16 | 279 | 324 | 114 |
| | - 3 Month Average | 555 | 68 | 159 | 60 | 293 | 2 | 5 | 0 | 132 | 221 | 430 | 127 |
| | - 12 Month Average | 648 | 71 | 153 | 68 | 179 | 1 | 23 | 7 | 154 | 229 | 356 | 130 |

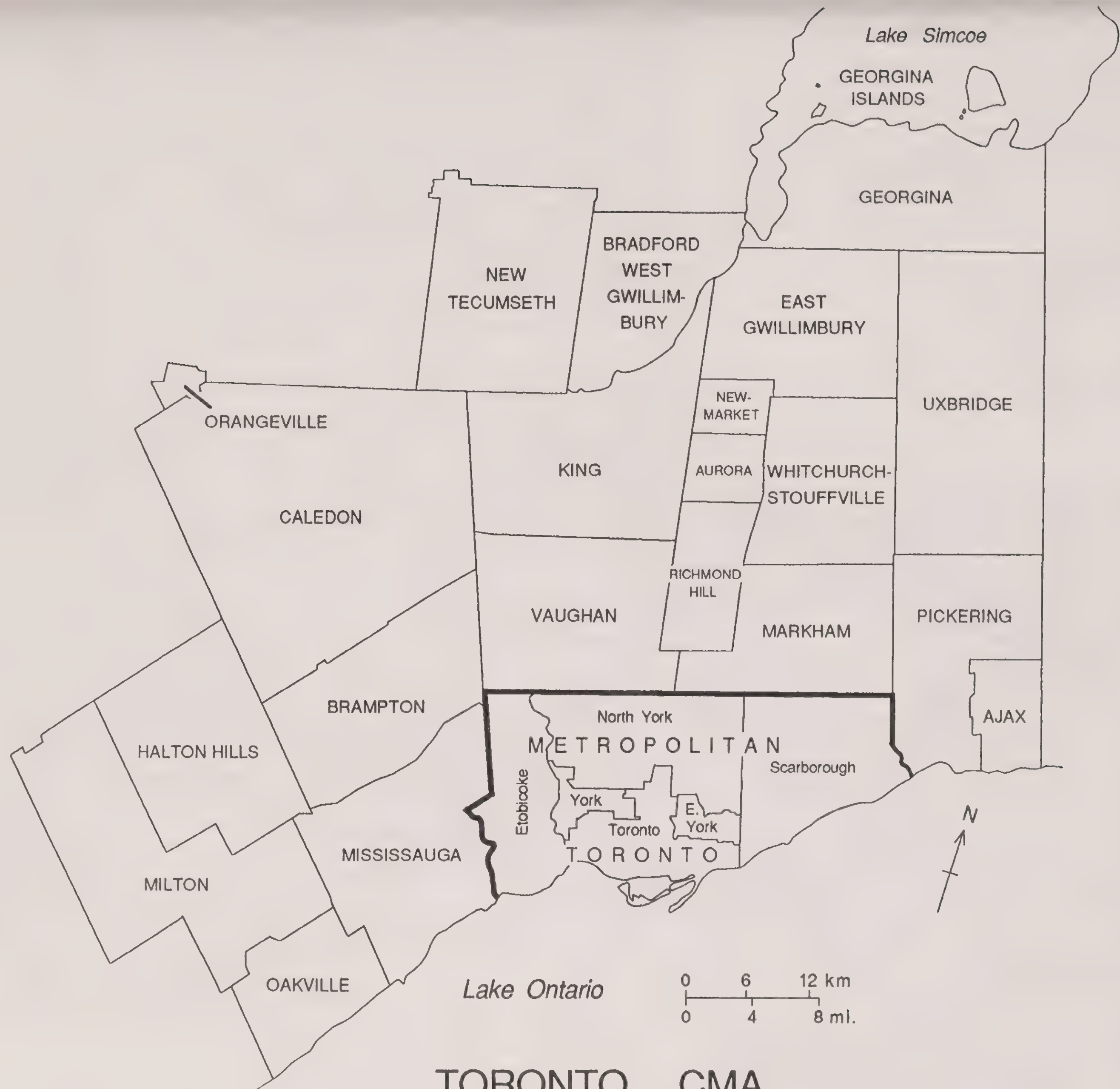
| | | OWNERSHIP | | | | | RENTAL | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | FREEHOLD | | | CONDOMINIUM | | PRIVATE | | ASSISTED | | TOTAL | TOTAL | GRAND |
| ETROPOLITAN TORONTO | | SINGL | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | ROW | APT | TOTAL |
| ending Starts | | 223 | 33 | 35 | 262 | 1098 | 0 | 13 | 0 | 270 | 297 | 1381 | 1934 |
| TARTS | - Current Month | 58 | 10 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 4 | 0 | 72 |
| | - Year-To-Date 1996 | 141 | 32 | 40 | 0 | 380 | 0 | 0 | 9 | 412 | 49 | 792 | 1014 |
| | - Year-To-Date 1995 | 108 | 24 | 25 | 0 | 947 | 0 | 0 | 5 | 444 | 30 | 1391 | 1553 |
| nder Construction | - 1996 | 393 | 62 | 127 | 7 | 2868 | 0 | 32 | 95 | 1642 | 229 | 4542 | 5226 |
| | - 1995 | 353 | 56 | 35 | 6 | 1919 | 0 | 48 | 5 | 1586 | 46 | 3553 | 4008 |
| OMPLETIONS | - Current Month | 28 | 4 | 0 | 0 | 228 | 0 | 61 | 0 | 0 | 0 | 289 | 321 |
| | - Year-To-Date 1996 | 244 | 34 | 9 | 0 | 1047 | 6 | 79 | 0 | 397 | 15 | 1523 | 1816 |
| | - Year-To-Date 1995 | 265 | 22 | 37 | 5 | 154 | 4 | 108 | 0 | 584 | 46 | 846 | 1179 |
| ompleted & Not Absorbed | - 1996 | 106 | 30 | 1 | 7 | 515 | 0 | 2 | 0 | 50 | 8 | 567 | 711 |
| | - 1995 | 121 | 22 | 8 | 18 | 500 | 0 | 1 | 0 | 40 | 26 | 541 | 710 |
| otal Supply | - 1996 | 722 | 125 | 163 | 276 | 4481 | 0 | 47 | 95 | 1962 | 534 | 6490 | 7871 |
| | - 1995 | 628 | 93 | 55 | 24 | 3751 | 0 | 61 | 91 | 2163 | 170 | 5975 | 6866 |
| bsorptions | - Current Month | 51 | 13 | 8 | 0 | 234 | 0 | 63 | 0 | 0 | 8 | 297 | 369 |
| | - 3 Month Average | 73 | 8 | 3 | 0 | 246 | 2 | 5 | 0 | 116 | 5 | 367 | 453 |
| | - 12 Month Average | 61 | 7 | 5 | 2 | 112 | 1 | 17 | 0 | 110 | 8 | 239 | 315 |
| ORK REGION | | | | | | | | | | | | | |
| ending Starts | | 621 | 119 | 137 | 52 | 0 | 0 | 5 | 0 | 28 | 189 | 33 | 962 |
| TARTS | - Current Month | 267 | 14 | 67 | 57 | 0 | 0 | 0 | 0 | 81 | 124 | 81 | 486 |
| | - Year-To-Date 1996 | 796 | 18 | 79 | 135 | 102 | 3 | 0 | 0 | 81 | 217 | 183 | 1214 |
| | - Year-To-Date 1995 | 719 | 8 | 244 | 109 | 291 | 0 | 0 | 0 | 0 | 353 | 291 | 1371 |
| nder Construction | - 1996 | 1580 | 80 | 183 | 354 | 102 | 3 | 8 | 0 | 81 | 540 | 191 | 2391 |
| | - 1995 | 1776 | 48 | 324 | 160 | 678 | 0 | 8 | 23 | 231 | 507 | 917 | 3248 |
| OMPLETIONS | - Current Month | 188 | 0 | 13 | 104 | 0 | 0 | 0 | 0 | 0 | 117 | 0 | 305 |
| | - Year-To-Date 1996 | 779 | 24 | 92 | 199 | 139 | 0 | 0 | 0 | 0 | 291 | 139 | 1233 |
| | - Year-To-Date 1995 | 1165 | 78 | 172 | 6 | 227 | 0 | 0 | 0 | 36 | 178 | 263 | 1684 |
| ompleted & Not Absorbed | - 1996 | 145 | 27 | 8 | 4 | 236 | 0 | 0 | 0 | 0 | 12 | 236 | 420 |
| | - 1995 | 126 | 8 | 2 | 3 | 220 | 0 | 0 | 0 | 0 | 5 | 220 | 359 |
| otal Supply | - 1996 | 2346 | 226 | 328 | 410 | 338 | 3 | 13 | 0 | 109 | 741 | 460 | 3773 |
| | - 1995 | 2647 | 164 | 384 | 287 | 898 | 0 | 13 | 23 | 339 | 694 | 1250 | 4755 |
| bsorptions | - Current Month | 184 | 7 | 18 | 100 | 11 | 0 | 0 | 0 | 1 | 118 | 12 | 321 |
| | - 3 Month Average | 192 | 7 | 34 | 35 | 46 | 0 | 0 | 0 | 0 | 69 | 46 | 314 |
| | - 12 Month Average | 254 | 12 | 50 | 19 | 64 | 0 | 6 | 2 | 19 | 71 | 89 | 426 |
| EEL REGION | | | | | | | | | | | | | |
| ending Starts | | 1369 | 593 | 376 | 675 | 0 | 0 | 0 | 0 | 0 | 1051 | 0 | 3013 |
| TARTS | - Current Month | 262 | 62 | 36 | 0 | 0 | 0 | 0 | 0 | 0 | 36 | 0 | 360 |
| | - Year-To-Date 1996 | 776 | 90 | 129 | 18 | 0 | 0 | 0 | 10 | 0 | 157 | 0 | 1023 |
| | - Year-To-Date 1995 | 818 | 128 | 484 | 108 | 0 | 0 | 0 | 0 | 154 | 592 | 154 | 1692 |
| nder Construction | - 1996 | 1260 | 288 | 612 | 166 | 0 | 0 | 0 | 10 | 423 | 788 | 423 | 2759 |
| | - 1995 | 1566 | 362 | 602 | 362 | 0 | 0 | 0 | 0 | 275 | 964 | 275 | 3167 |
| OMPLETIONS | - Current Month | 98 | 38 | 74 | 16 | 0 | 0 | 0 | 0 | 0 | 90 | 0 | 226 |
| | - Year-To-Date 1996 | 658 | 142 | 327 | 75 | 0 | 0 | 0 | 0 | 76 | 402 | 76 | 1278 |
| | - Year-To-Date 1995 | 804 | 138 | 76 | 134 | 0 | 0 | 0 | 0 | 350 | 210 | 350 | 1502 |
| ompleted & Not Absorbed | - 1996 | 52 | 18 | 8 | 17 | 0 | 0 | 0 | 0 | 15 | 25 | 15 | 110 |
| | - 1995 | 44 | 24 | 8 | 33 | 0 | 0 | 1 | 0 | 4 | 41 | 5 | 114 |
| otal Supply | - 1996 | 2681 | 899 | 996 | 858 | 0 | 0 | 0 | 10 | 438 | 1864 | 438 | 5882 |
| | - 1995 | 2555 | 621 | 886 | 534 | 0 | 0 | 1 | 0 | 382 | 1420 | 383 | 4979 |
| bsorptions | - Current Month | 98 | 44 | 75 | 20 | 0 | 0 | 0 | 0 | 15 | 95 | 15 | 252 |
| | - 3 Month Average | 193 | 35 | 86 | 24 | 0 | 0 | 0 | 0 | 15 | 110 | 15 | 353 |
| | - 12 Month Average | 214 | 43 | 74 | 39 | 0 | 0 | 0 | 0 | 15 | 113 | 15 | 385 |

APRIL 1996

| HALTON REGION | | OWNERSHIP | | | | | RENTAL | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | FREEHOLD | | | CONDOMINIUM | | PRIVATE | | ASSISTED | | TOTAL | TOTAL | GRAN[illegible] |
| | | SINGL | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | ROW | APT | TOTA[illegible] |
| Pending Starts | | 209 | 74 | 135 | 15 | 0 | 0 | 60 | 0 | 0 | 150 | 60 | 49[illegible] |
| STARTS | - Current Month | 71 | 4 | 18 | 61 | 0 | 0 | 0 | 0 | 0 | 79 | 0 | 15[illegible] |
| | - Year-To-Date 1996 | 217 | 8 | 86 | 122 | 0 | 0 | 0 | 0 | 0 | 208 | 0 | 43[illegible] |
| | - Year-To-Date 1995 | 183 | 2 | 27 | 30 | 72 | 0 | 0 | 0 | 0 | 57 | 72 | 31[illegible] |
| Under Construction | - 1996 | 410 | 18 | 202 | 226 | 0 | 0 | 0 | 0 | 0 | 428 | 0 | 85[illegible] |
| | - 1995 | 448 | 14 | 159 | 162 | 72 | 0 | 0 | 55 | 59 | 376 | 131 | 96[illegible] |
| COMPLETIONS | - Current Month | 52 | 0 | 24 | 29 | 0 | 0 | 0 | 0 | 0 | 53 | 0 | 10[illegible] |
| | - Year-To-Date 1996 | 203 | 2 | 84 | 46 | 0 | 0 | 0 | 0 | 0 | 130 | 0 | 33[illegible] |
| | - Year-To-Date 1995 | 290 | 26 | 163 | 152 | 0 | 0 | 0 | 0 | 0 | 315 | 0 | 63[illegible] |
| Completed & Not Absorbed | - 1996 | 38 | 5 | 3 | 24 | 15 | 0 | 0 | 0 | 1 | 27 | 16 | 8[illegible] |
| | - 1995 | 27 | 7 | 20 | 30 | 38 | 0 | 0 | 31 | 22 | 81 | 60 | 17[illegible] |
| Total Supply | - 1996 | 657 | 97 | 340 | 265 | 15 | 0 | 60 | 0 | 1 | 605 | 76 | 143[illegible] |
| | - 1995 | 672 | 47 | 333 | 192 | 110 | 0 | 0 | 86 | 81 | 611 | 191 | 152[illegible] |
| Absorptions | - Current Month | 52 | 0 | 26 | 23 | 5 | 0 | 0 | 0 | 0 | 49 | 5 | 10[illegible] |
| | - 3 Month Average | 51 | 1 | 20 | 6 | 2 | 0 | 0 | 0 | 0 | 26 | 2 | 8[illegible] |
| | - 12 Month Average | 69 | 2 | 16 | 18 | 8 | 0 | 0 | 8 | 7 | 42 | 15 | 12[illegible] |

| DURHAM REGION | | SINGL | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 478 | 16 | 124 | 10 | 0 | 0 | 0 | 0 | 0 | 134 | 0 | 62[illegible] |
| STARTS | - Current Month | 162 | 10 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 19 | 0 | 1[illegible] |
| | - Year-To-Date 1996 | 393 | 34 | 81 | 0 | 0 | 0 | 0 | 0 | 0 | 81 | 0 | 5[illegible] |
| | - Year-To-Date 1995 | 508 | 46 | 46 | 0 | 0 | 0 | 0 | 0 | 0 | 46 | 0 | 6[illegible] |
| Under Construction | - 1996 | 694 | 40 | 221 | 0 | 0 | 0 | 0 | 0 | 48 | 221 | 48 | 10[illegible] |
| | - 1995 | 805 | 30 | 72 | 55 | 17 | 0 | 0 | 0 | 63 | 127 | 80 | 10[illegible] |
| COMPLETIONS | - Current Month | 106 | 6 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 0 | 1[illegible] |
| | - Year-To-Date 1996 | 402 | 64 | 192 | 0 | 0 | 0 | 0 | 0 | 27 | 192 | 27 | 6[illegible] |
| | - Year-To-Date 1995 | 612 | 48 | 131 | 78 | 138 | 0 | 4 | 8 | 176 | 217 | 318 | 11[illegible] |
| Completed & Not Absorbed | - 1996 | 197 | 19 | 11 | 3 | 16 | 0 | 1 | 0 | 0 | 14 | 17 | 2[illegible] |
| | - 1995 | 200 | 50 | 11 | 8 | 39 | 0 | 5 | 0 | 0 | 19 | 44 | 31[illegible] |
| Total Supply | - 1996 | 1369 | 75 | 356 | 13 | 16 | 0 | 1 | 0 | 48 | 369 | 65 | 18[illegible] |
| | - 1995 | 1537 | 109 | 152 | 63 | 56 | 0 | 5 | 0 | 150 | 215 | 211 | 20[illegible] |
| Absorptions | - Current Month | 100 | 43 | 53 | 0 | 0 | 0 | 0 | 0 | 2 | 53 | 2 | 1[illegible] |
| | - 3 Month Average | 108 | 16 | 48 | 3 | 1 | 0 | 0 | 0 | 8 | 51 | 9 | 1[illegible] |
| | - 12 Month Average | 130 | 10 | 28 | 5 | 4 | 0 | 0 | 0 | 8 | 33 | 12 | 1[illegible] |

| OSHAWA CMA | | SINGL | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 238 | 14 | 28 | 0 | 0 | 0 | 0 | 0 | 0 | 28 | 0 | 2[illegible] |
| STARTS | - Current Month | 95 | 2 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 19 | 0 | 1[illegible] |
| | - Year-To-Date 1996 | 203 | 6 | 33 | 0 | 0 | 0 | 0 | 0 | 0 | 33 | 0 | 2[illegible] |
| | - Year-To-Date 1995 | 403 | 8 | 46 | 0 | 0 | 0 | 0 | 0 | 0 | 46 | 0 | 4[illegible] |
| Under Construction | - 1996 | 381 | 8 | 45 | 0 | 0 | 0 | 0 | 0 | 0 | 45 | 0 | 4[illegible] |
| | - 1995 | 490 | 10 | 44 | 0 | 0 | 0 | 0 | 0 | 0 | 44 | 0 | 5[illegible] |
| COMPLETIONS | - Current Month | 56 | 2 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 18 | 0 | [illegible] |
| | - Year-To-Date 1996 | 248 | 4 | 112 | 0 | 0 | 0 | 0 | 0 | 27 | 112 | 27 | 3[illegible] |
| | - Year-To-Date 1995 | 349 | 20 | 45 | 36 | 0 | 0 | 4 | 8 | 94 | 89 | 98 | 5[illegible] |
| Completed & Not Absorbed | - 1996 | 73 | 7 | 6 | 0 | 16 | 0 | 1 | 0 | 0 | 6 | 17 | 1[illegible] |
| | - 1995 | 97 | 3 | 10 | 8 | 19 | 0 | 5 | 0 | 0 | 18 | 24 | 1[illegible] |
| Total Supply | - 1996 | 692 | 29 | 79 | 0 | 16 | 0 | 1 | 0 | 0 | 79 | 17 | 8[illegible] |
| | - 1995 | 944 | 40 | 123 | 8 | 19 | 0 | 5 | 0 | 39 | 131 | 63 | 11[illegible] |
| Absorptions | - Current Month | 53 | 1 | 24 | 0 | 0 | 0 | 0 | 0 | 2 | 24 | 2 | [illegible] |
| | - 3 Month Average | 65 | 0 | 31 | 3 | 0 | 0 | 0 | 0 | 8 | 34 | 8 | 1[illegible] |
| | - 12 Month Average | 85 | 2 | 18 | 1 | 0 | 0 | 0 | 0 | 3 | 19 | 3 | 1[illegible] |


Lake Simcoe
GEORGINA ISLANDS
GEORGINA
NEW TECUMSETH
BRADFORD WEST GWILLIMBURY
EAST GWILLIMBURY
UXBRIDGE
NEW-MARKET
AURORA
WHITCHURCH-STOUFFVILLE
ORANGEVILLE
KING
CALEDON
RICHMOND HILL
VAUGHAN
MARKHAM
PICKERING
AJAX
BRAMPTON
HALTON HILLS
North York
METROPOLITAN
Scarborough
Etobicoke
York
Toronto
E. York
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MILTON
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Lake Ontario
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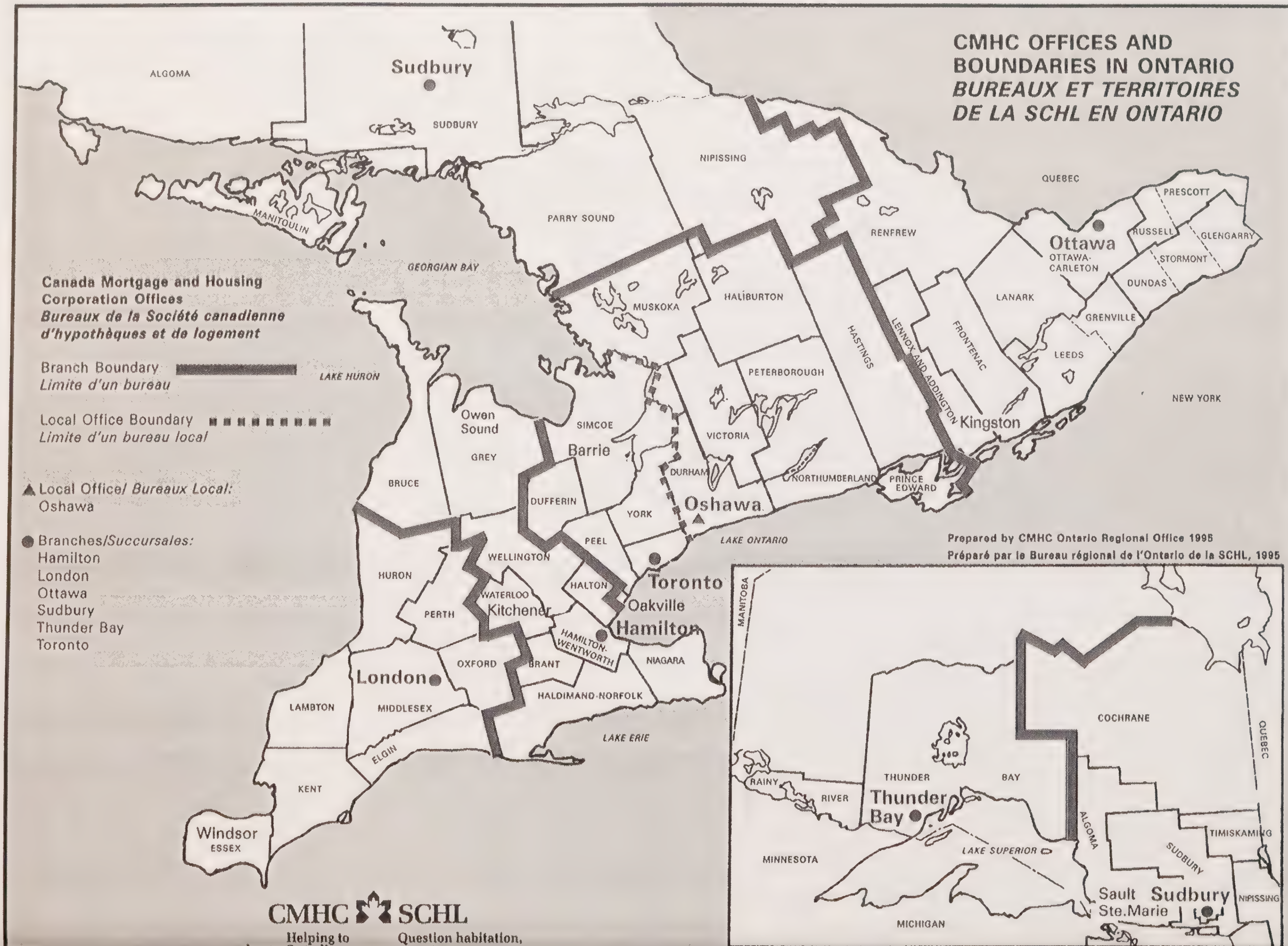
TORONTO CMA


CMHC OFFICES AND BOUNDARIES IN ONTARIO
BUREAUX ET TERRITOIRES DE LA SCHL EN ONTARIO
Canada Mortgage and Housing Corporation Offices
Bureaux de la Société canadienne d'hypothèques et de logement
Branch Boundary
Limite d'un bureau
Local Office Boundary
Limite d'un bureau local
Local Office/ Bureaux Local:
Oshawa
Branches/Succursales:
Hamilton
London
Ottawa
Sudbury
Thunder Bay
Toronto
ALGOMA
Sudbury
SUDBURY
MANITOULIN
GEORGIAN BAY
LAKE HURON
PARRY SOUND
NIPISSING
QUEBEC
RENFREW
Ottawa
OTTAWA-CARLETON
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GLENGARRY
STORMONT
DUNDAS
GRENVILLE
LEEDS
LANARK
FRONTENAC
LENNOX AND ADDINGTON
Kingston
HASTINGS
HALIBURTON
MUSKOKA
PETERBOROUGH
VICTORIA
NORTHUMBERLAND
PRINCE EDWARD
NEW YORK
Owen Sound
GREY
SIMCOE
Barrie
BRUCE
DUFFERIN
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ALGOMA
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SUDBURY
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Canada

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Helping to house Canadians

May 1996



# LOCAL HOUSING MARKET REPORT

## TORONTO BRANCH

# TORONTO BRANCH
# LOCAL HOUSING MARKET REPORT
## MAY 1996

CANADA MORTGAGE
AND HOUSING CORPORATION

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**(416) 781-2451**

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### HIGHLIGHTS - May 1996

- Employment increases in April are offset by declining figures for May
- Toronto housing starts rebound from low April levels
- Multiple unit construction recovers and boosts Canadian housing starts
- Resale and new home sale markets maintain strong performance in May
- CMHC's Toronto Housing Outlook Conference will be held on November 21 - See CMHC News

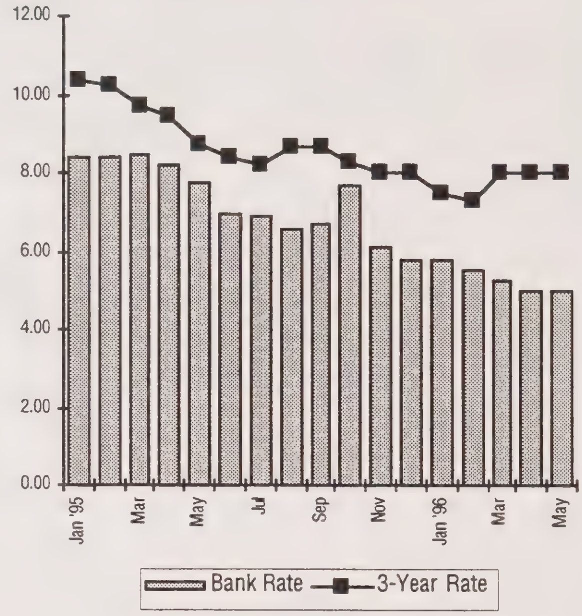
For further information concerning any of the contents of this report or for more information on housing, please contact the Market Analyst, Toronto Branch Market Analysis Department, (416) 789-8708

## ECONOMIC INDICATORS

May was a very quiet month with respect to Bank Rate and mortgage rate movements. The Bank Rate remained steady at 5% throughout May while short and long term mortgage rates stayed at April levels of 6.5% for 1-year and 8.5% for 5-year mortgages. These market conditions have maintained excellent affordability for potential homebuyers, particularly first time buyers moving out of the rental market. This group continues to dominate the market, as prices of low end singles remain stable and mortgage rates stay below 1995 averages.

Employment in Toronto CMA decreased slightly by 6,000 jobs in May, offsetting the 7,000 increase in April. This may be due to, in part, recent labour disputes in Ontario which resulted in delayed hiring in the construction industry. As a result of this and other factors, the employment ratio for Toronto decreased slightly to 61.2% but remained above the national rate of 58.7%.

**BANK RATE / 3-YEAR MORTGAGE RATE**
Monthly, 1995 - 1996




## ECONOMIC INDICATORS

| YEAR - MONTH | | INTEREST and EXCHANGE RATES (at month's end) Bank Rate | Mtge. Rate 3 Yr. Inst. | Exch. Rate ($Cdn/$US) | CPI All Items Toronto 1986=100 | NHPI Toronto 1986=100 | TORONTO and OSHAWA CMAs — EMPLOYMENT RATIO (%) Toronto | Oshawa | UNEMPLOYMENT RATE (%) Toronto | Oshawa |
|---|---|---|---|---|---|---|---|---|---|---|
| 1995 | January | 8.38 | 10.36 | 70.68 | 134.0 | 137.8 | 61.2 | 65.4 | 9.0 | 7.1 |
| | February | 8.38 | 10.22 | 71.74 | 134.5 | 138.3 | 61.6 | 65.0 | 8.8 | 7.0 |
| | March | 8.47 | 9.70 | 72.59 | 134.6 | 138.7 | 61.8 | 64.3 | 8.7 | 7.2 |
| | April | 8.17 | 9.42 | 73.37 | 134.7 | 138.3 | 61.7 | 63.6 | 8.7 | 7.5 |
| | May | 7.71 | 8.73 | 73.02 | 135.4 | 138.2 | 61.4 | 63.6 | 8.9 | 7.7 |
| | June | 6.97 | 8.38 | 72.67 | 135.5 | 137.5 | 61.2 | 63.6 | 8.9 | 8.1 |
| | July | 6.87 | 8.18 | 73.52 | 135.6 | 138.0 | 61.3 | 63.3 | 8.9 | 8.9 |
| | August | 6.59 | 8.63 | 74.46 | 135.3 | 137.9 | 61.4 | 62.7 | 8.6 | 9.7 |
| | September | 6.71 | 8.63 | 74.01 | 135.8 | 137.9 | 61.5 | 62.4 | 8.5 | 10.2 |
| | October | 7.65 | 8.25 | 73.22 | 135.6 | 137.4 | 61.6 | 62.4 | 8.2 | 10.0 |
| | November | 6.07 | 8.00 | 73.62 | 135.8 | 136.9 | 61.8 | 61.6 | 7.9 | 9.9 |
| | December | 5.79 | 8.03 | 73.49 | 135.6 | 137.5 | 61.7 | 61.7 | 8.0 | 9.0 |
| **AVERAGE** | | **7.31** | **8.88** | **73.03** | **135.2** | **137.9** | **61.5** | **63.3** | **8.6** | **8.5** |
| 1996 | January | 5.74 | 7.50 | 72.63 | 135.9 | 137.6 | 61.4 | 61.4 | 8.3 | 8.3 |
| | February | 5.50 | 7.25 | 72.88 | 136.3 | 136.3 | 61.4 | 62.1 | 8.7 | 8.0 |
| | March | 5.25 | 8.00 | 73.38 | 136.8 | 136.5 | 61.4 | 61.7 | 9.0 | 9.9 |
| | April | 5.00 | 8.00 | 73.30 | 137.1 | 136.0 | 61.5 | 62.2 | 9.2 | 10.4 |
| | May | 5.00 | 8.00 | 73.09 | 137.3 | ----- | 61.2 | 62.2 | 9.4 | 10.8 |
| | June | | | | | | | | | |

SOURCE: Bank of Canada, CMHC, Statistics Canada
Note: Employment Ratios and Unemployment figures are seasonally-adjusted 3 month moving averages; NHPI excludes GST

## HOUSING STARTS SUMMARY

Toronto Branch housing starts increased considerably in May as compared to a year ago. In May, 1,342 singles and 1,098 multiples began construction, a 59.4% gain over last year and an 82% rise over April. Starts increased substantially for all types of housing, particularly condominium apartments and townhouses, which hit extremely low levels in April.

The substantial gain in starts, particularly in Metro Toronto, Hastings and Durham (not including Oshawa CMA), may be partly due to an excessively cold winter and several labour disputes in the construction industry during early 1996. This caused many starts to be delayed until the middle of spring.

### HOUSING STARTS - CMHC TORONTO BRANCH

| MONTH | — SINGLES — | | — MULTIPLES — | | TOTAL | | |
|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | 1995 | 1996 | 1995 | 1996 | Percent Change |
| January | 618 | 633 | 548 | 553 | 1,166 | 1,186 | +01.7% |
| February | 532 | 407 | 732 | 473 | 1,264 | 880 | -30.4% |
| March | 483 | 627 | 947 | 375 | 1,430 | 1,002 | -29.9% |
| April | 822 | 955 | 919 | 386 | 1,741 | 1,341 | -23.0% |
| May | 913 | 1,342 | 618 | 1,098 | 1,531 | 2,440 | 59.4% |
| June | 1,186 | | 844 | | 2,030 | | |
| July | 584 | | 635 | | 1,219 | | |
| August | 719 | | 875 | | 1,594 | | |
| September | 937 | | 1,007 | | 1,944 | | |
| October | 872 | | 483 | | 1,355 | | |
| November | 838 | | 1,428 | | 2,266 | | |
| December | 860 | | 1,344 | | 2,204 | | |
| Total | 9,364 | 3,964 | 10,380 | 2,885 | 19,744 | 6,849 | |

Source: CMHC

The brick layers strike, resolved in April, ceased to have any further detrimental effects on residential starts. In fact, much of the 100% increase this month to 22,800 SAAR from 11,400 SAAR in April was likely due to the fulfilment of delayed construction.

The gain in housing starts was led by a 205% increase in multiples and a 45% rise in singles over April levels. Aurora, Ajax and Toronto City led Toronto CMA with the largest year-over-year increases. Aurora and Ajax both saw gains of over 800% while Toronto City starts jumped 500%.

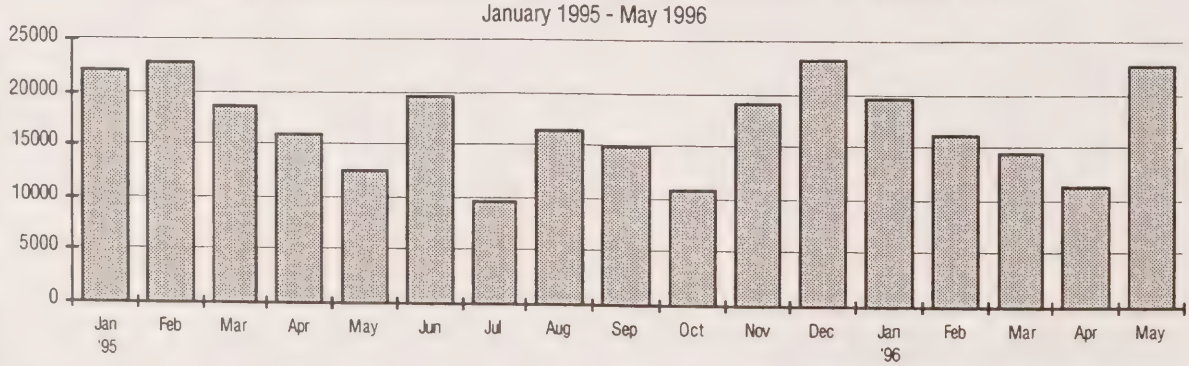
## STARTS IN THE TORONTO CMA
## 1995-1996

| | OWNERSHIP | | | | | RENTAL | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | Private | | Assisted | | Total | Total | GRAND | |
| | Single | Semi | Row | Row | Apt. | Row | Apt. | Row | Apt. | Row | Apt. | TOTAL | SAAR |
| **1995** | | | | | | | | | | | | | |
| Jan | 446 | 34 | 57 | 128 | 236 | 0 | 0 | 5 | 48 | 190 | 284 | 954 | 22000 |
| Feb | 456 | 2 | 221 | 25 | 300 | 0 | 0 | 0 | 175 | 246 | 475 | 1179 | 22700 |
| Mar | 375 | 34 | 154 | 22 | 563 | 0 | 0 | 0 | 154 | 176 | 717 | 1302 | 18700 |
| Apr | 669 | 130 | 352 | 42 | 139 | 0 | 0 | 0 | 221 | 394 | 360 | 1553 | 15900 |
| May | 687 | 98 | 95 | 72 | 50 | 0 | 0 | 0 | 100 | 167 | 150 | 1102 | 12500 |
| June | 875 | 80 | 169 | 14 | 224 | 0 | 0 | 0 | 261 | 183 | 485 | 1623 | 19700 |
| July | 391 | 40 | 21 | 229 | 0 | 0 | 2 | 0 | 229 | 250 | 231 | 912 | 9600 |
| Aug | 544 | 86 | 194 | 40 | 184 | 0 | 0 | 0 | 348 | 234 | 532 | 1396 | 16600 |
| Sep | 621 | 162 | 131 | 128 | 395 | 6 | 0 | 0 | 0 | 265 | 395 | 1443 | 15000 |
| Oct | 601 | 50 | 105 | 48 | 101 | 0 | 6 | 0 | 111 | 153 | 218 | 1022 | 10900 |
| Nov | 590 | 116 | 486 | 71 | 457 | 0 | 2 | 86 | 160 | 643 | 619 | 1968 | 19100 |
| Dec | 624 | 64 | 344 | 78 | 757 | 0 | 4 | 0 | 0 | 422 | 761 | 1871 | 23200 |
| **TOTAL** | **6879** | **896** | **2329** | **897** | **3406** | **6** | **14** | **91** | **1807** | **3323** | **5227** | **16325** | |
| **1996** | | | | | | | | | | | | | |
| Jan | 522 | 12 | 130 | 34 | 340 | 0 | 0 | 0 | 0 | 164 | 340 | 1038 | 19700 |
| Feb | 349 | 26 | 81 | 77 | 142 | 0 | 0 | 0 | 141 | 158 | 283 | 816 | 16300 |
| Mar | 535 | 40 | 18 | 41 | 0 | 3 | 0 | 15 | 271 | 77 | 271 | 923 | 14600 |
| Apr | 713 | 98 | 103 | 64 | 0 | 0 | 0 | 4 | 81 | 171 | 81 | 1063 | 11400 |
| May | 1,031 | 328 | 298 | 111 | 204 | 0 | 0 | 0 | 128 | 409 | 332 | 2100 | 22800 |
| **TOTAL** | **2119** | **176** | **332** | **216** | **482** | **3** | **0** | **19** | **493** | **570** | **975** | **3840** | |

Source: CMHC

**HOUSING STARTS, TORONTO CMA, SEASONALLY ADJUSTED AT ANNUAL RATES**

January 1995 - May 1996



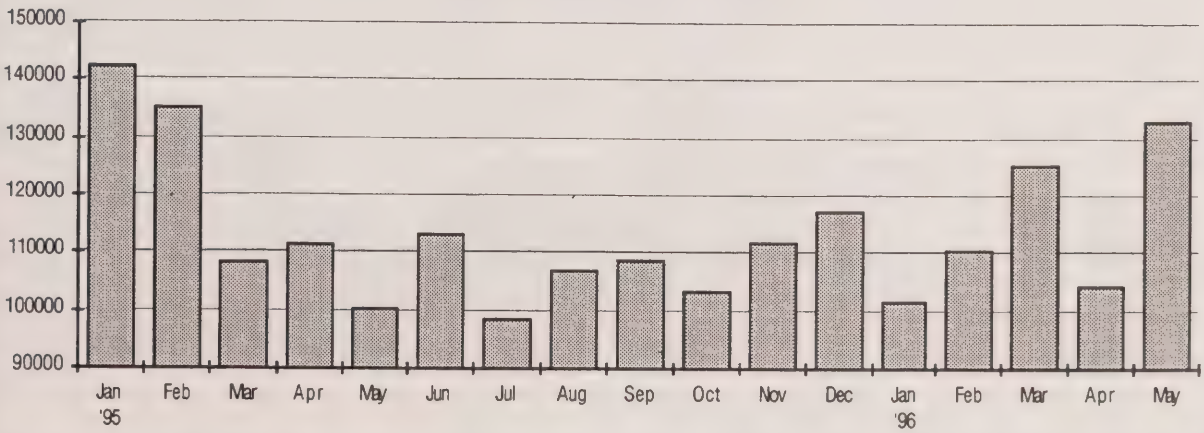
Nationally, large increases in the construction of multiples led housing starts to a rebound from low April levels. Stable home prices and low mortgage rates continue to be the driving forces behind greater consumer confidence across Canada. Singles increased 13% to 59,800 SAAR and multiples rose significantly by 72.7% to 50,600 SAAR. Total starts for urban areas gained 34.3% to 110,400 SAAR from 82,200 SAAR in April.

## HOUSING STARTS - CANADA
Dwelling Units Seasonally Adjusted at Annual Rates (SAAR)

| YEAR/MONTH | URBAN AREAS | | | | | | OTHER AREAS | GRAND TOTAL | Percent Change |
|---|---|---|---|---|---|---|---|---|---|
| | Singles | Percent Change | Multiples | Percent Change | Total | Percent Change | (Quarterly) | | |
| **1995** | | | | | | | | | |
| January | 56,900 | -4.0% | 61,700 | 36.2% | 118,600 | 13.4% | 22,100 | 142,400 | 11.2% |
| February | 60,200 | 5.8.% | 50,800 | -17.7% | 111,000 | -6.4% | 22,100 | 135,300 | -5.0% |
| March | 46,000 | -23.6% | 40,100 | -21.1% | 86,100 | -22.4% | 22,100 | 108,200 | -20.0% |
| April | 44,500 | -3.3% | 46,400 | 15.7% | 90,900 | 5.8% | 20,600 | 111,500 | 3.0% |
| May | 40,500 | -9.0% | 39,100 | -15.7% | 79,600 | -12.4% | 20,600 | 100,200 | -10.1% |
| June | 46,100 | 13.8% | 46,600 | 19.2% | 92,700 | 16.5% | 20,600 | 113,300 | 13.1% |
| July | 40,700 | -11.7% | 38,200 | -18.0% | 78,900 | -14.9% | 19,600 | 98,500 | -15.0% |
| August | 44,400 | 9.1% | 43,200 | 13.1% | 87,600 | 11.0% | 19,600 | 107,200 | 8.8% |
| September | 46,900 | 5.6% | 42,200 | 2.3% | 89,100 | 1.7% | 19,600 | 108,700 | 1.4% |
| October | 46,900 | 0.0% | 32,700 | -22.5% | 79,600 | -10.7% | 24,000 | 103,600 | -4.7% |
| November | 48,200 | 2.8% | 39,800 | 21.7% | 88,000 | 10.6% | 24,000 | 112,000 | 8.1% |
| December | 48,500 | 0.6% | 44,700 | 12.3% | 93,200 | 5.9% | 24,000 | 117,200 | 4.6% |
| **1996** | | | | | | | | | |
| January | 48,300 | 2.1% | 29,800 | -34.1% | 78,100 | -15.6% | 23,700 | 101,800 | -12.6% |
| February | 45,100 | -6.6% | 41,800 | 40.3% | 86,900 | 11.3% | 23,700 | 110,600 | 8.6% |
| March | 58,600 | 29.9% | 43,000 | 2.9% | 101,600 | 16.9% | 23,700 | 125,300 | 13.3% |
| April | 52,900 | -9.7% | 29,300 | -31.9% | 82,200 | -19.1% | 22,500 | 104,700 | -16.4% |
| May | 59,800 | 13.0% | 50,600 | 72.7% | 110,400 | 34.3% | 22,500 | 132,900 | 26.9% |

SOURCE: CMHC

## HOUSING STARTS - CANADA
Seasonally Adjusted at Annual Rates



## NEW HOME SALES

Sales of new homes increased to 22,200 SAAR in May, a 23% increase from April and a 53% increase over May 1995. Affordability remains high because of low house prices, low mortgages, and government incentive plans for first time buyers, such as the Home Buyer's Plan, CMHC 5% downpayment program, and the Ontario Land Transfer Tax Rebate. Builders continue to target these consumers by increasing the supply of affordable low-to-medium end single family homes.

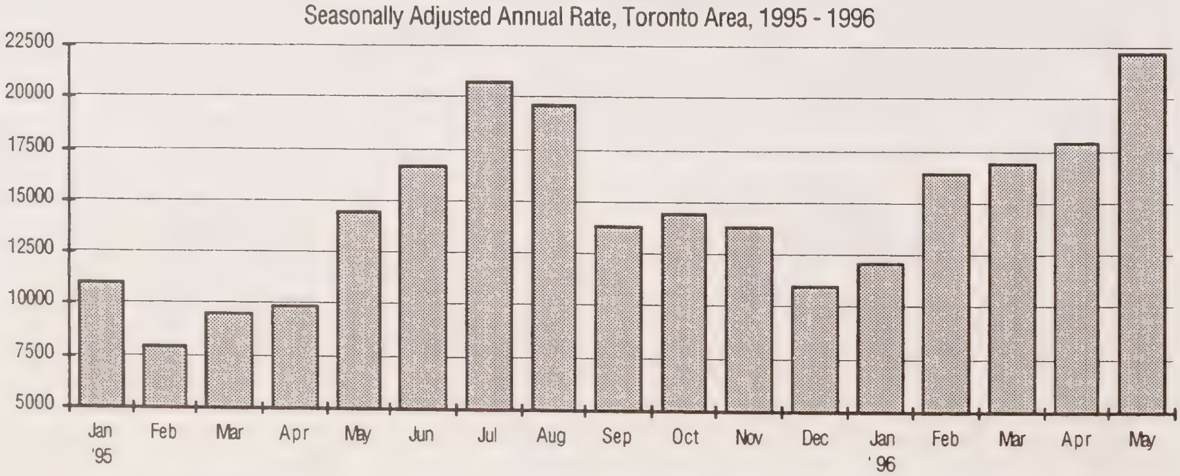
New home sales were primarily bolstered by a strong freehold sales market, which recorded sales of 16,000 SAAR homes in May, as compared to 11,500 SAAR sales in April. Condo sales declined slightly to 6,200 SAAR in May from 6,500 SAAR in April.

### NEW HOME SALES - TORONTO AREA

| MONTH | FREEHOLD | | CONDOMINIUM | | TOTAL | | PERCENT CHANGE | SAAR | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | 1995 | 1996 | 1995 | 1996 | 1995-1996 | 1995 | 1996 |
| January | 493 | 665 | 372 | 315 | 865 | 980 | 13.3% | 11,000 | 12,200 |
| February | 586 | 1,249 | 232 | 438 | 818 | 1,687 | 106.2% | 8,000 | 16,400 |
| March | 652 | 1,298 | 360 | 551 | 1,012 | 1,849 | 82.7% | 9,500 | 17,000 |
| April | 636 | 1,176 | 291 | 510 | 927 | 1,686 | 81.9% | 9,900 | 18,000 |
| May | 611 | 1,157 | 453 | 467 | 1,064 | 1,624 | 52.6% | 14,500 | 22,200 |
| June | 789 | | 388 | | 1,177 | | | 16,700 | |
| July | 856 | | 350 | | 1,206 | | | 20,800 | |
| August | 824 | | 474 | | 1,298 | | | 19,700 | |
| September | 851 | | 381 | | 1,232 | | | 13,900 | |
| October | 957 | | 425 | | 1,382 | | | 14,500 | |
| November | 688 | | 484 | | 1,172 | | | 13,900 | |
| December | 447 | | 257 | | 704 | | | 11,000 | |
| TOTAL | 8,390 | | 4,467 | | 12,857 | | | | |

SOURCE: Greater Toronto Home Builders' Association, Housing Data Report, prepared by Brethour Research Associates Limited; seasonal adjustment by CMHC.

**NEW HOME SALES**
Seasonally Adjusted Annual Rate, Toronto Area, 1995 - 1996



## RESALE ACTIVITY

The resale market continues its strong performance with 61,900 SAAR resales in May, up from 49,100 resales recorded in April. As compared to May 1995, current year resales are 46% higher, indicating a market which is expected to be tighter in 1996.

A higher sales-to-listings ratio of 34.7% SAAR in May reflects mainly an increased demand for resale homes. Listings were lower than early 1996 levels but still remain in good supply, at 14,900 SAAR. The higher sales-to-listings ratio indicates a "sellers market" with moderate median and average price increases. The average resale price of a home in May was $201,847, up $3000 from $198,445 in April. Meanwhile, the median price rose to $176,000 from $173,000 in April.

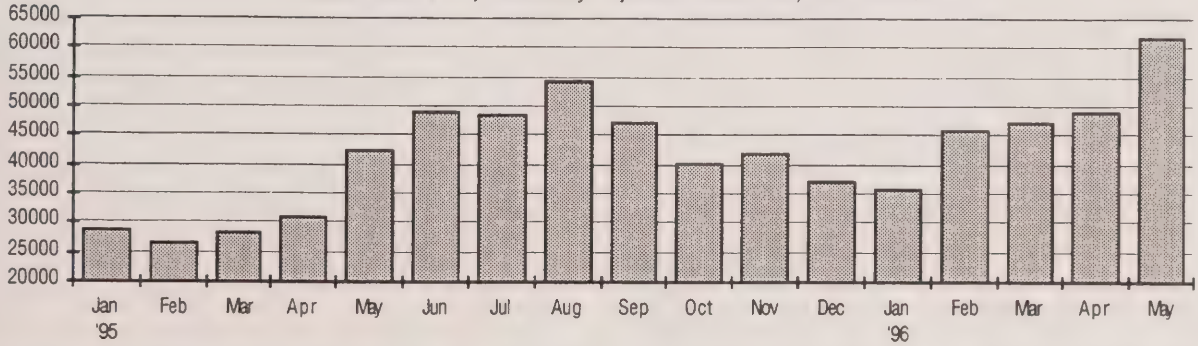
### RESALE ACTIVITY - TORONTO REAL ESTATE BOARD

| MONTH | 1995 Number of Sales | SAAR | Number Listings | Listing SA | Sales to Listings | Sales to Listings SA | Average Price | Median Price |
|---|---|---|---|---|---|---|---|---|
| January | 1,791 | 28,700 | 12,137 | 14,200 | 14.8% | 16.9% | $199,759 | $170,500 |
| February | 2,455 | 26,800 | 13,756 | 14,200 | 17.8% | 15.7% | $208,225 | $175,500 |
| March | 3,218 | 28,600 | 18,396 | 15,200 | 17.5% | 15.7% | $207,556 | $175,000 |
| April | 3,204 | 31,000 | 17,275 | 13,700 | 18.5% | 18.8% | $212,541 | $175,700 |
| May | 3,785 | 42,500 | 18,115 | 14,700 | 20.9% | 24.1% | $212,626 | $177,500 |
| June | 4,172 | 48,900 | 17,023 | 15,100 | 24.5% | 27.0% | $202,297 | $175,000 |
| July | 3,721 | 48,500 | 14,429 | 15,000 | 25.8% | 26.9% | $202,686 | $175,000 |
| August | 4,179 | 54,600 | 14,715 | 16,400 | 28.4% | 27.7% | $198,594 | $172,500 |
| September | 3,841 | 47,500 | 15,434 | 15,200 | 24.9% | 26.1% | $195,099 | $170,000 |
| October | 3,344 | 40,500 | 13,709 | 13,500 | 24.4% | 25.1% | $201,526 | $172,000 |
| November | 3,295 | 41,900 | 12,374 | 13,900 | 26.6% | 25.2% | $197,999 | $170,000 |
| December | 2,268 | 37,300 | 6,976 | 12,500 | 32.5% | 24.9% | $197,119 | $169,000 |
| **TOTAL Jan-Dec** | **39,273** | | | | | | **$203,028** | |

| MONTH | 1996 Number of Sales | SAAR | Number Listings | Listing SA | Sales to Listings | Sales to Listings SA | Average Price | Median Price |
|---|---|---|---|---|---|---|---|---|
| January | 2,222 | 35,700 | 12,805 | 15,000 | 17.4% | 19.9% | $195,169 | $166,000 |
| February | 4,207 | 46,000 | 15,263 | 15,800 | 27.6% | 24.3% | $192,406 | $169,000 |
| March | 5,350 | 47,500 | 16,985 | 14,000 | 31.5% | 28.3% | $197,523 | $171,000 |
| April | 5,070 | 49,100 | 16,139 | 12,800 | 31.4% | 31.9% | $198,445 | $173,000 |
| May | 5,514 | 61,900 | 18,295 | 14,900 | 30.1% | 34.7% | $201,847 | $176,000 |

N.B. 1) New listings plus reruns
SOURCE: Toronto Real Estate Board; seasonal adjustment by CMHC.

**RESALE ACTIVITY,** Seasonally Adjusted Annual Rate, Toronto Area



## RESALE ACTIVITY - TORONTO BRANCH AREA

| REAL ESTATE BOARD | APRIL 1995 | | | APRIL 1996 | | | PERCENT CHANGE 1995-1996 | |
|---|---|---|---|---|---|---|---|---|
| | # of Sales | No. of Listings | Average Price | # of Sales | # of Listings | Average Price | # of Sales | Average Price |
| Bancroft District | 13 | 59 | $66,646 | 15 | 63 | $73,467 | 15.4 | 10.2 |
| Barrie and District | 154 | 492 | $127,069 | 268 | 539 | $136,914 | 74.0 | 7.7 |
| Brampton | 303 | 664 | $173,756 | 499 | 587 | $169,416 | 64.7 | -2.5 |
| Cobourg-Port Hope | 69 | 157 | $129,028 | 86 | 193 | $119,996 | 24.6 | -7.0 |
| Georgian Triangle | 65 | 292 | $118,381 | 98 | 299 | $105,017 | 50.8 | -11.3 |
| Haliburton District | 26 | 108 | $107,106 | 39 | 114 | $79,737 | 50.0 | -25.6 |
| Lindsay and District | 75 | 230 | $114,935 | 88 | 280 | $108,184 | 17.3 | -5.9 |
| Midland and Penetanguishene | 50 | 239 | $100,874 | 56 | 209 | $105,910 | 12.0 | 5.0 |
| Muskoka | 94 | 573 | $110,654 | 115 | 434 | $102,743 | 22.3 | -7.1 |
| Oakville-Milton | 208 | 406 | $227,951 | 305 | 464 | $220,786 | 46.6 | -3.1 |
| Orangeville and District | 55 | 174 | $142,995 | 104 | 137 | $142,781 | 89.1 | -.1 |
| Orillia and District | 63 | 204 | $105,037 | 68 | 205 | $114,863 | 7.9 | 9.4 |
| Peterborough | 110 | 396 | $112,394 | 217 | 336 | $109,197 | 97.3 | -2.8 |
| Quinte & District | 108 | 317 | $113,404 | 192 | 395 | $109,080 | 77.8 | -3.8 |
| Toronto | 3913 | 9415 | $203,570 | 5070 | 8420 | $198,446 | 29.6 | -2.5 |

NB: 1 Only new listings are included in this table
Note: Due to changes in reporting by CREA, Mississauga and Oshawa and District figures are no longer included in this table.

Source: CREA (The Canadian Real Estate Association)

### CMHC NEWS
### 1996 Toronto Housing Outlook Conference

Once again the Toronto Branch will be holding its annual Housing Outlook Conference. Get the information edge just in time for your 1997 business plans. Over 250 individuals took part in last years event with favourable reviews received all round. The following topics are tentatively scheduled:

- Housing Outlooks: Local/Provincial/National
- Long-Term Changes in Housing Demand
- Toronto's Changing Rental Market
- Financing Preferences of Consumers
- Land Supply in the GTA.

The date for this year's conference will be November 21, 1996. A conference brochure outlining further details will be available soon. If interested, give us call at (416) 789-8708.

## NEW RESIDENTIAL CONSTRUCTION ACTIVITY

### Introduction

The new residential construction statistics presented in this report are derived from the Starts and Completions Survey and the Market Absorption Survey conducted by Canada Mortgage and Housing Corporation (CMHC). They refer to self-contained dwelling units not designed for seasonal use.

The Starts and Completions Survey monitors the rate of starts and completions in Canada and the construction period of new dwellings on a monthly basis in urban areas with populations in excess of 10,000 persons. In addition, the survey also provides estimates of the total number of dwelling starts and completions in all provinces using a sample of areas with populations below 10,000 persons which are enumerated quarterly. This sample is then used to estimate the total number of new additions to the housing stock in each quarter for all provinces.

The Market Absorption Survey produces statistics to measure the rate at which units are sold or rented after they have been completed. This survey deals only with newly completed, self-contained dwellings which are not sold, or in the case of rental projects, rented at the time the dwellings are reported as completed in the Starts and Completions Survey. This survey is conducted monthly in Census Metropolitan Areas, large urban centres and Census Agglomerations with 50,000 or more persons.

It should be noted Burlington, Halton Hills, and Milton are not part of the CMHC Toronto Branch territory but are included to provide complete data for Halton Region and the Toronto CMA respectively. Brock and Hamilton Townships are not part of the National survey but are included to provide complete data for Durham Region and Northumberland County respectively. Mono Township, Scugog, Adjala-Tosontario, Brighton, Cavan, Fenelon Township, Hope Township, Laxton, Mariposa Township, Percy Township, Sturgeon Point, Carlow, Limerick, Rawdon, Faraday, and Hungerford are surveyed quarterly. A hyphen (" ") is inserted in the following tables in cases where data are not available.

Private rental units refer to privately initiated rental projects, including syndicated rental projects where condominium registration is intended. Assisted rental projects include all projects subsidized by either the federal and/or provincial governments, where at least some units are geared to households in need.

The accompanying definitions and maps have been provided to help clarify the information provided in the following tables. Should you require further assistance, please contact the Toronto Branch Market Analyst at (416) 789-8708.

### DEFINITIONS

**PENDING STARTS** refer to dwelling units where a building permit and/or National Housing Act (NHA) approval exists but construction has not started.

**STARTS** refer to units where construction has advanced to a stage where full (100%) footings are in place. In the case of multiple unit structures, this definition of a start applies to the entire structure.

**UNDER CONSTRUCTION** refers to the inventory of units currently being constructed. Under construction figures include current month starts and excludes current month completions.

**COMPLETIONS** Singles and Semis - occur when 90% or more of a structure has been completed. A structure may be considered to be complete and ready for occupancy when only seasonal deficiencies and/or minor infractions to building codes remain.

Row and Apartments - occur when 90% or more of the dwelling units within a structure are completed and ready for occupancy.

**COMPLETED & NOT ABSORBED** refers to newly constructed, completed units which have never been sold or rented.

**TOTAL SUPPLY** refers to the total supply of new units and includes pending starts, units under construction, and units that are completed but not absorbed.

**ABSORPTIONS** refer to newly completed units which have been sold or rented. The number of absorptions is obtained from a survey initiated when the structure is completed. Units sold or leased prior to construction are not considered as absorbed until the completion stage.*

* Condominium units are absorbed when a firm sale has been reported, even though the unit may not be actually occupied.

* Three and twelve month averages exclude the current month.

# STAY INFORMED WITH CMHC MARKET ANALYSIS PUBLICATIONS

**CMHC is your primary source of housing market information and analysis.**

The following reports are published by CMHC's Toronto Branch. Where no prices are shown, the reports are free of charge. For these reports, please contact Beverly Doucette at 416-789-8708. Items indicated with an asterisk (*) are also available for most centres across Canada. Contact us for more information.

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***LOCAL HOUSING MARKET REPORT** -- This monthly report summarizes statistics on housing and the economy. The reports contain comment, analysis, and topical issues pertaining to local housing markets. At the Toronto Branch, this report covers areas west to Oakville, north to Huntsville, and east to Belleville.

***RENTAL MARKET REPORT** -- This report provides current vacancy and rent statistics of local markets. The report is based on a survey of privately and publicly initiated apartment and row structures of three or more units offered for rent. The report is produced annually and is available for the Toronto CMA, the Oshawa CMA, and the Barrie, Peterborough, and Belleville areas at the Toronto Branch.

**REAL ESTATE FORECAST - TORONTO CMA** -- Produced for real estate professionals and housing consumers, this report includes forecasts of the local economy, interest rates, and key housing indicators such as sales, prices, and listings. It is produced semi-annually (spring and fall). Single copies are free of charge. Large quantity reprints are available at a cost of $25.00 per 100 copies.

**BUILDERS' FORECAST - TORONTO CMA** -- This report summarizes and forecasts components of the new housing market such as interest rates, new home sales, land supply, and demand for ownership and rental product. It is produced semi-annually (spring and fall). Single copies are free of charge. Large quantity reprints are available at a cost of $25.00 per 100 copies.

***HOUSING FORECAST** -- This report combines information included in the Real Estate and Builders' Forecasts. It is also produced semi-annually. At the Toronto Branch, it is available for the Oshawa CMA, the Barrie CA, and the Peterborough CA. Single copies are free of charge. Large quantity reprints are available at a cost of $25.00 per 100 copies.

**RETIREMENT HOME SURVEY** -- An annual report produced to indicate the state of the retirement home market in the Toronto Branch Territory. Vacancy rates, per diem rates, supply and demand factors, and new construction of retirement homes are summarized. ($25)

**CONDOMINIUM SURVEY** -- This annual report is produced for the Toronto CMA as a supplement to the Rental Market Survey to determine rental vacancy rates in condominiums, price and rent per square foot, and new supply. ($15)

**LAND SUPPLY SURVEY** -- This report is produced in conjunction with the Ministry of Housing and area municipalities. It monitors the active, draft-approved, and registered plans of subdivision and residential land availability. Long term potential demand is discussed to indicate the duration of land supply. It is an annual report available for the Greater Toronto Area. ($20)

**MULTIPLE UNIT PROGRESS REPORTS** -- This report is a quarterly listing of multiple unit projects currently approved and under construction in the Toronto Branch. ($15 for a single issue or $40 annually)

**DETAILED LOCAL HOUSING MARKET REPORT TABLES** -- These are statistical tables for the area municipalities and are available monthly ($10 for a single issue or $75 annually). These are also available by fax ($15 for a single issue or $100 annually).

**DETAILED RENTAL MARKET REPORT TABLES** -- These are statistical tables which include vacancies by age of structure, average rents by age of structure, and vacancy rates by rent range. They are available for Toronto (covering each of 31 zones -- $25), Oshawa (covering each of 4 zones -- $10), Barrie ($10), Peterborough ($10), and Belleville ($10).

**WHO'S OUT THERE?** -- Using CMHC's extensive database on NHA mortgages, this report profiles NHA borrowers, and the choices they make in the real estate and mortgage markets. Produced quarterly for the Toronto CMA, lending and real estate professionals can use it in their business planning and to educate their clients. ($8 for a single issue, $20 annually)

# SUMMARY TABLES

MAY HOUSING STARTS

| | SINGLES | | | MULTIPLES | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| CMHC TORONTO BRANCH | 913 | 1,342 | 47.0 | 618 | 1,098 | 77.7 | 1,531 | 2,440 | 59.4 |
| GREATER TORONTO AREA | 768 | 1,167 | 52.0 | 471 | 1,109 | 135.5 | 1,239 | 2,276 | 83.7 |
| TORONTO CMA: | 687 | 1,031 | 50.1 | 415 | 1,069 | 157.6 | 1,102 | 2,100 | 90.6 |
| METRO TORONTO: | 76 | 93 | 22.4 | 154 | 383 | 148.7 | 230 | 476 | 107.0 |
| Toronto City | 9 | 7 | -22.2 | 34 | 253 | 644.1 | 43 | 260 | 504.7 |
| East York | 5 | 5 | 0.0 | 0 | 0 | N/A | 5 | 5 | 0.0 |
| Etobicoke | 8 | 28 | 250.0 | 2 | 2 | 0.0 | 10 | 30 | 200.0 |
| North York | 29 | 37 | 27.6 | 118 | 124 | 5.1 | 147 | 161 | 9.5 |
| Scarborough | 24 | 14 | -41.7 | 0 | 0 | N/A | 24 | 14 | -41.7 |
| York City | 1 | 2 | 100.0 | 0 | 4 | N/A | 1 | 6 | 500.0 |
| YORK REGION: | 261 | 309 | 18.4 | 90 | 154 | 71.1 | 351 | 463 | 31.9 |
| Aurora | 17 | 68 | 300.0 | 0 | 93 | N/A | 17 | 161 | 847.1 |
| East Gwillimbury | 1 | 8 | 700.0 | 0 | 0 | N/A | 1 | 8 | 700.0 |
| Georgina Island | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Georgina Township | 2 | 4 | 100.0 | 0 | 2 | N/A | 2 | 6 | 200.0 |
| King | 1 | 2 | 100.0 | 0 | 0 | N/A | 1 | 2 | 100.0 |
| Markham | 129 | 80 | -38.0 | 16 | 0 | -100.0 | 145 | 80 | -44.8 |
| Newmarket | 30 | 14 | -53.3 | 58 | 28 | -51.7 | 88 | 42 | -52.3 |
| Richmond Hill | 48 | 30 | -37.5 | 0 | 7 | N/A | 48 | 37 | -22.9 |
| Vaughan | 30 | 100 | 233.3 | 16 | 24 | 50.0 | 46 | 124 | 169.6 |
| Whitchurch-Stouffville | 3 | 3 | 0.0 | 0 | 0 | N/A | 3 | 3 | 0.0 |
| PEEL REGION: | 240 | 398 | 65.8 | 166 | 424 | 155.4 | 406 | 822 | 102.5 |
| Brampton | 45 | 96 | 113.3 | 6 | 192 | 3100.0 | 51 | 288 | 464.7 |
| Caledon | 11 | 8 | -27.3 | 0 | 0 | N/A | 11 | 8 | -27.3 |
| Mississauga | 184 | 294 | 59.8 | 160 | 232 | 45.0 | 344 | 526 | 52.9 |
| HALTON REGION: | 40 | 124 | 210.0 | 12 | 30 | 150.0 | 52 | 154 | 196.2 |
| Burlington ** | 7 | 31 | 342.9 | 7 | 26 | 271.4 | 14 | 57 | 307.1 |
| Halton Hills | 13 | 30 | 130.8 | 0 | 4 | N/A | 13 | 34 | 161.5 |
| Milton | 2 | 3 | 50.0 | 0 | 0 | N/A | 2 | 3 | 50.0 |
| Oakville | 18 | 60 | 233.3 | 5 | 0 | -100.0 | 23 | 60 | 160.9 |
| REST OF TORONTO CMA: | 77 | 138 | 79.2 | 0 | 104 | N/A | 77 | 242 | 214.3 |
| Ajax | 13 | 53 | 307.7 | 0 | 72 | N/A | 13 | 125 | 861.5 |
| Bradford West Gwillimbury | 26 | 8 | -69.2 | 0 | 0 | N/A | 26 | 8 | -69.2 |
| Orangeville | 11 | 13 | 18.2 | 0 | 0 | N/A | 11 | 13 | 18.2 |
| Pickering | 17 | 43 | 152.9 | 0 | 32 | N/A | 17 | 75 | 341.2 |
| New Tecumseth | 8 | 14 | 75.0 | 0 | 0 | N/A | 8 | 14 | 75.0 |
| Uxbridge | 2 | 7 | 250.0 | 0 | 0 | N/A | 2 | 7 | 250.0 |
| Mono Township ** | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| DURHAM REGION: | 151 | 243 | 60.9 | 49 | 118 | 140.8 | 200 | 361 | 80.5 |
| OSHAWA CMA: | 119 | 140 | 17.6 | 49 | 14 | -71.4 | 168 | 154 | -8.3 |
| Oshawa City | 25 | 57 | 128.0 | 2 | 0 | -100.0 | 27 | 57 | 111.1 |
| Clarington | 40 | 37 | -7.5 | 29 | 6 | -79.3 | 69 | 43 | -37.7 |
| Whitby | 54 | 46 | -14.8 | 18 | 8 | -55.6 | 72 | 54 | -25.0 |
| REST OF DURHAM: | 32 | 103 | 221.9 | 0 | 104 | N/A | 32 | 207 | 546.9 |
| Ajax | 13 | 53 | 307.7 | 0 | 72 | N/A | 13 | 125 | 861.5 |
| Brock | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Pickering | 17 | 43 | 152.9 | 0 | 32 | N/A | 17 | 75 | 341.2 |
| Scugog | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Uxbridge | 2 | 7 | 250.0 | 0 | 0 | N/A | 2 | 7 | 250.0 |
| SIMCOE COUNTY: | 95 | 151 | 58.9 | 8 | 10 | 25.0 | 103 | 161 | 56.3 |
| BARRIE CA: | 45 | 97 | 115.6 | 8 | 10 | 25.0 | 53 | 107 | 101.9 |
| Barrie City | 38 | 75 | 97.4 | 8 | 10 | 25.0 | 46 | 85 | 84.8 |
| Innisfil | 3 | 15 | 400.0 | 0 | 0 | N/A | 3 | 15 | 400.0 |
| Springwater Township | 4 | 7 | 75.0 | 0 | 0 | N/A | 4 | 7 | 75.0 |
| COLLINGWOOD | 2 | 1 | -50.0 | 0 | 0 | N/A | 2 | 1 | -50.0 |
| MIDLAND CA: | 7 | 18 | 157.1 | 0 | 0 | N/A | 7 | 18 | 157.1 |
| Midland Town | 2 | 1 | -50.0 | 0 | 0 | N/A | 2 | 1 | -50.0 |
| Penetanguishene | 0 | 5 | N/A | 0 | 0 | N/A | 0 | 5 | N/A |
| Christian Island | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Tay Township | 5 | 5 | 0.0 | 0 | 0 | N/A | 5 | 5 | 0.0 |
| Tiny Township | 0 | 7 | N/A | 0 | 0 | N/A | 0 | 7 | N/A |

MAY HOUSING STARTS

| | SINGLES | | | MULTIPLES | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| ORILLIA CA: | 7 | 13 | 85.7 | 0 | 0 | N/A | 7 | 13 | 85.7 |
| Orillia City | 7 | 11 | 57.1 | 0 | 0 | N/A | 7 | 11 | 57.1 |
| Severn Township | 0 | 2 | N/A | 0 | 0 | N/A | 0 | 2 | N/A |
| REST OF SIMCOE COUNTY: | 34 | 22 | -35.3 | 0 | 0 | N/A | 34 | 22 | -35.3 |
| Adjala-Tosorontio Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Bradford West Gwillimbury | 26 | 8 | -69.2 | 0 | 0 | N/A | 26 | 8 | -69.2 |
| New Tecumseth | 8 | 14 | 75.0 | 0 | 0 | N/A | 8 | 14 | 75.0 |
| MUSKOKA DISTRICT: | 6 | 3 | -50.0 | 0 | 0 | N/A | 6 | 3 | -50.0 |
| Bracebridge | 2 | 0 | -100.0 | 0 | 0 | N/A | 2 | 0 | -100.0 |
| Gravenhurst | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Huntsville | 4 | 3 | -25.0 | 0 | 0 | N/A | 4 | 3 | -25.0 |
| VICTORIA/HALIBURTON: | 9 | 5 | -44.4 | 0 | 0 | N/A | 9 | 5 | -44.4 |
| LINDSAY CA: | 9 | 5 | -44.4 | 0 | 0 | N/A | 9 | 5 | -44.4 |
| Lindsay Town | 5 | 5 | 0.0 | 0 | 0 | N/A | 5 | 5 | 0.0 |
| Ops Township | 4 | 0 | -100.0 | 0 | 0 | N/A | 4 | 0 | -100.0 |
| REST OF VICTORIA/HALIBURTON | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Fenelon Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Laxton Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Mariposa Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Sturgeon Point Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| PETERBOROUGH COUNTY: | 31 | 32 | 3.2 | 146 | 2 | -98.6 | 177 | 34 | -80.8 |
| PETERBOROUGH CA: | 31 | 32 | 3.2 | 146 | 2 | -98.6 | 177 | 34 | -80.8 |
| Peterborough City | 21 | 26 | 23.8 | 146 | 2 | -98.6 | 167 | 28 | -83.2 |
| Dummer Township | 0 | 2 | N/A | 0 | 0 | N/A | 0 | 2 | N/A |
| Douro Township | 0 | 3 | N/A | 0 | 0 | N/A | 0 | 3 | N/A |
| Ennismore Township | 2 | 0 | -100.0 | 0 | 0 | N/A | 2 | 0 | -100.0 |
| Indian Reserves 35&36 | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Lakefield | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| North Monaghan Township | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Otonabee Township | 2 | 1 | -50.0 | 0 | 0 | N/A | 2 | 1 | -50.0 |
| Smith Township | 5 | 0 | -100.0 | 0 | 0 | N/A | 5 | 0 | -100.0 |
| REST OF PETERBOROUGH COUNTY | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Cavan Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| NORTHUMBERLAND COUNTY: | 9 | 18 | 100.0 | 0 | 7 | N/A | 9 | 25 | 177.8 |
| COBOURG | 6 | 10 | 66.7 | 0 | 7 | N/A | 6 | 17 | 183.3 |
| REST OF NORTHUMBERLAND: | 3 | 8 | 166.7 | 0 | 0 | N/A | 3 | 8 | 166.7 |
| Port Hope | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Murray Township | 3 | 8 | 166.7 | 0 | 0 | N/A | 3 | 8 | 166.7 |
| Brighton Town | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Hope Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Percy Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Hamilton Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| HASTINGS/PRINCE EDWARD: | 6 | 17 | 183.3 | 0 | 0 | N/A | 6 | 17 | 183.3 |
| BELLEVILLE CA: | 9 | 25 | 177.8 | 0 | 0 | N/A | 9 | 25 | 177.8 |
| Belleville City | 1 | 10 | 900.0 | 0 | 0 | N/A | 1 | 10 | 900.0 |
| Ameliasburgh Township | 0 | 3 | N/A | 0 | 0 | N/A | 0 | 3 | N/A |
| Frankford Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Murray Township | 3 | 8 | 166.7 | 0 | 0 | N/A | 3 | 8 | 166.7 |
| Sidney Township | 2 | 3 | 50.0 | 0 | 0 | N/A | 2 | 3 | 50.0 |
| Stirling Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Thurlow Township | 2 | 0 | -100.0 | 0 | 0 | N/A | 2 | 0 | -100.0 |
| Trenton City | 1 | 1 | 0.0 | 0 | 0 | N/A | 1 | 1 | 0.0 |
| REST OF HASTINGS: | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Carlow, Limerick & Rawdon | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Faraday Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Hungerford Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |

JANUARY-MAY HOUSING STARTS

| | SINGLES | | | MULTIPLES | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| CMHC TORONTO BRANCH | 3,368 | 3,964 | 17.7 | 3,764 | 2,885 | -23.4 | 7,132 | 6,849 | -4.0 |
| GREATER TORONTO AREA | 3,104 | 3,490 | 12.4 | 3,665 | 2,978 | -18.7 | 6,769 | 6,468 | -4.4 |
| TORONTO CMA: | 2,633 | 3,150 | 19.6 | 3,457 | 2,790 | -19.3 | 6,090 | 5,940 | -2.5 |
| METRO TORONTO: | 184 | 234 | 27.2 | 1,599 | 1,256 | -21.5 | 1,783 | 1,490 | -16.4 |
| Toronto City | 16 | 17 | 6.3 | 139 | 739 | 431.7 | 155 | 756 | 387.7 |
| East York | 10 | 10 | 0.0 | 0 | 0 | N/A | 10 | 10 | 0.0 |
| Etobicoke | 20 | 50 | 150.0 | 11 | 4 | -63.6 | 31 | 54 | 74.2 |
| North York | 71 | 73 | 2.8 | 1,012 | 480 | -52.6 | 1,083 | 553 | -48.9 |
| Scarborough | 66 | 82 | 24.2 | 356 | 23 | -93.5 | 422 | 105 | -75.1 |
| York City | 1 | 2 | 100.0 | 81 | 10 | -87.7 | 82 | 12 | -85.4 |
| YORK REGION: | 980 | 1,105 | 12.8 | 742 | 572 | -22.9 | 1,722 | 1,677 | -2.6 |
| Aurora | 55 | 114 | 107.3 | 18 | 113 | 527.8 | 73 | 227 | 211.0 |
| East Gwillimbury | 4 | 23 | 475.0 | 0 | 0 | N/A | 4 | 23 | 475.0 |
| Georgina Island | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Georgina Township | 8 | 18 | 125.0 | 0 | 5 | N/A | 8 | 23 | 187.5 |
| King | 4 | 4 | 0.0 | 0 | 0 | N/A | 4 | 4 | 0.0 |
| Markham | 478 | 374 | -21.8 | 237 | 81 | -65.8 | 715 | 455 | -36.4 |
| Newmarket | 73 | 83 | 13.7 | 66 | 141 | 113.6 | 139 | 224 | 61.2 |
| Richmond Hill | 180 | 93 | -48.3 | 80 | 47 | -41.3 | 260 | 140 | -46.2 |
| Vaughan | 161 | 375 | 132.9 | 332 | 185 | -44.3 | 493 | 560 | 13.6 |
| Whitchurch-Stouffville | 17 | 21 | 23.5 | 9 | 0 | -100.0 | 26 | 21 | -19.2 |
| PEEL REGION: | 1,058 | 1,174 | 11.0 | 1,040 | 671 | -35.5 | 2,098 | 1,845 | -12.1 |
| Brampton | 421 | 422 | 0.2 | 260 | 340 | 30.8 | 681 | 762 | 11.9 |
| Caledon | 89 | 143 | 60.7 | 0 | 8 | N/A | 89 | 151 | 69.7 |
| Mississauga | 548 | 609 | 11.1 | 780 | 323 | -58.6 | 1,328 | 932 | -29.8 |
| HALTON REGION: | 223 | 341 | 52.9 | 143 | 246 | 72.0 | 366 | 587 | 60.4 |
| Burlington ** | 53 | 143 | 169.8 | 118 | 135 | 14.4 | 171 | 278 | 62.6 |
| Halton Hills | 71 | 67 | -5.6 | 0 | 40 | N/A | 71 | 107 | 50.7 |
| Milton | 7 | 6 | -14.3 | 0 | 0 | N/A | 7 | 6 | -14.3 |
| Oakville | 92 | 125 | 35.9 | 25 | 71 | 184.0 | 117 | 196 | 67.5 |
| REST OF TORONTO CMA: | 241 | 439 | 82.2 | 51 | 180 | 252.9 | 292 | 619 | 112.0 |
| Ajax | 21 | 137 | 552.4 | 0 | 120 | N/A | 21 | 257 | 1123.8 |
| Bradford West Gwillimbury | 28 | 32 | 14.3 | 0 | 0 | N/A | 28 | 32 | 14.3 |
| Orangeville | 73 | 88 | 20.5 | 6 | 0 | -100.0 | 79 | 88 | 11.4 |
| Pickering | 100 | 126 | 26.0 | 38 | 60 | 57.9 | 138 | 186 | 34.8 |
| New Tecumseth | 11 | 31 | 181.8 | 7 | 0 | -100.0 | 18 | 31 | 72.2 |
| Uxbridge | 8 | 25 | 212.5 | 0 | 0 | N/A | 8 | 25 | 212.5 |
| Mono Township ** | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| DURHAM REGION: | 659 | 636 | -3.5 | 141 | 233 | 65.2 | 800 | 869 | 8.6 |
| OSHAWA CMA: | 522 | 343 | -34.3 | 103 | 53 | -48.5 | 625 | 396 | -36.6 |
| Oshawa City | 121 | 121 | 0.0 | 4 | 19 | 375.0 | 125 | 140 | 12.0 |
| Clarington | 133 | 121 | -9.0 | 39 | 26 | -33.3 | 172 | 147 | -14.5 |
| Whitby | 268 | 101 | -62.3 | 60 | 8 | -86.7 | 328 | 109 | -66.8 |
| REST OF DURHAM: | 137 | 293 | 113.9 | 38 | 180 | 373.7 | 175 | 473 | 170.3 |
| Ajax | 21 | 137 | 552.4 | 0 | 120 | N/A | 21 | 257 | 1123.8 |
| Brock | 1 | 1 | 0.0 | 0 | 0 | N/A | 1 | 1 | 0.0 |
| Pickering | 100 | 126 | 26.0 | 38 | 60 | 57.9 | 138 | 186 | 34.8 |
| Scugog | 7 | 4 | -42.9 | 0 | 0 | N/A | 7 | 4 | -42.9 |
| Uxbridge | 8 | 25 | 212.5 | 0 | 0 | N/A | 8 | 25 | 212.5 |
| SIMCOE COUNTY: | 195 | 417 | 113.8 | 15 | 52 | 246.7 | 210 | 469 | 123.3 |
| BARRIE CA: | 100 | 296 | 196.0 | 8 | 30 | 275.0 | 108 | 326 | 201.9 |
| Barrie City | 81 | 250 | 208.6 | 8 | 30 | 275.0 | 89 | 280 | 214.6 |
| Innisfil | 10 | 37 | 270.0 | 0 | 0 | N/A | 10 | 37 | 270.0 |
| Springwater Township | 9 | 9 | 0.0 | 0 | 0 | N/A | 9 | 9 | 0.0 |
| COLLINGWOOD | 7 | 5 | -28.6 | 0 | 0 | N/A | 7 | 5 | -28.6 |
| MIDLAND CA: | 20 | 31 | 55.0 | 0 | 0 | N/A | 20 | 31 | 55.0 |
| Midland Town | 3 | 2 | -33.3 | 0 | 0 | N/A | 3 | 2 | -33.3 |
| Penetanguishene | 1 | 11 | 1000.0 | 0 | 0 | N/A | 1 | 11 | 1000.0 |
| Christian Island | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Tay Township | 14 | 9 | -35.7 | 0 | 0 | N/A | 14 | 9 | -35.7 |
| Tiny Township | 1 | 9 | 800.0 | 0 | 0 | N/A | 1 | 9 | 800.0 |

JANUARY-MAY HOUSING STARTS

| | SINGLES | | | MULTIPLES | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| ORILLIA CA: | 25 | 22 | -12.0 | 0 | 22 | N/A | 25 | 44 | 76.0 |
| Orillia City | 11 | 15 | 36.4 | 0 | 22 | N/A | 11 | 37 | 236.4 |
| Severn Township | 14 | 7 | -50.0 | 0 | 0 | N/A | 14 | 7 | -50.0 |
| REST OF SIMCOE COUNTY: | 43 | 63 | 46.5 | 7 | 0 | -100.0 | 50 | 63 | 26.0 |
| Adjala-Tosorontio Township | 4 | 0 | -100.0 | 0 | 0 | N/A | 4 | 0 | -100.0 |
| Bradford West Gwillimbury | 28 | 32 | 14.3 | 0 | 0 | N/A | 28 | 32 | 14.3 |
| New Tecumseth | 11 | 31 | 181.8 | 7 | 0 | -100.0 | 18 | 31 | 72.2 |
| MUSKOKA DISTRICT: | 17 | 8 | -52.9 | 6 | 0 | -100.0 | 23 | 8 | -65.2 |
| Bracebridge | 4 | 3 | -25.0 | 6 | 0 | -100.0 | 10 | 3 | -70.0 |
| Gravenhurst | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Huntsville | 12 | 5 | -58.3 | 0 | 0 | N/A | 12 | 5 | -58.3 |
| VICTORIA/HALIBURTON: | 13 | 12 | -7.7 | 6 | 0 | -100.0 | 19 | 12 | -36.8 |
| LINDSAY CA: | 13 | 11 | -15.4 | 6 | 0 | -100.0 | 19 | 11 | -42.1 |
| Lindsay Town | 9 | 9 | 0.0 | 6 | 0 | -100.0 | 15 | 9 | -40.0 |
| Ops Township | 4 | 2 | -50.0 | 0 | 0 | N/A | 4 | 2 | -50.0 |
| REST OF VICTORIA/HALIBURTON | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| Fenelon Township | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| Laxton Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Mariposa Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Sturgeon Point Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| PETERBOROUGH COUNTY: | 52 | 73 | 40.4 | 146 | 17 | -88.4 | 198 | 90 | -54.5 |
| PETERBOROUGH CA: | 50 | 72 | 44.0 | 146 | 17 | -88.4 | 196 | 89 | -54.6 |
| Peterborough City | 32 | 60 | 87.5 | 146 | 17 | -88.4 | 178 | 77 | -56.7 |
| Dummer Township | 1 | 2 | 100.0 | 0 | 0 | N/A | 1 | 2 | 100.0 |
| Douro Township | 4 | 5 | 25.0 | 0 | 0 | N/A | 4 | 5 | 25.0 |
| Ennismore Township | 3 | 0 | -100.0 | 0 | 0 | N/A | 3 | 0 | -100.0 |
| Indian Reserves 35&36 | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Lakefield | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| North Monaghan Township | 1 | 1 | 0.0 | 0 | 0 | N/A | 1 | 1 | 0.0 |
| Otonabee Township | 3 | 2 | -33.3 | 0 | 0 | N/A | 3 | 2 | -33.3 |
| Smith Township | 6 | 2 | -66.7 | 0 | 0 | N/A | 6 | 2 | -66.7 |
| REST OF PETERBOROUGH COUNTY | 2 | 1 | -50.0 | 0 | 0 | N/A | 2 | 1 | -50.0 |
| Cavan Township | 2 | 1 | -50.0 | 0 | 0 | N/A | 2 | 1 | -50.0 |
| NORTHUMBERLAND COUNTY: | 25 | 49 | 96.0 | 34 | 7 | -79.4 | 59 | 56 | -5.1 |
| COBOURG | 15 | 21 | 40.0 | 34 | 7 | -79.4 | 49 | 28 | -42.9 |
| REST OF NORTHUMBERLAND: | 10 | 28 | 180.0 | 0 | 0 | N/A | 10 | 28 | 180.0 |
| Port Hope | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Murray Township | 9 | 25 | 177.8 | 0 | 0 | N/A | 9 | 25 | 177.8 |
| Brighton Town | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Hope Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Percy Township | 1 | 2 | 100.0 | 0 | 0 | N/A | 1 | 2 | 100.0 |
| Hamilton Township | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| HASTINGS/PRINCE EDWARD: | 20 | 43 | 115.0 | 4 | 6 | 50.0 | 24 | 49 | 104.2 |
| BELLEVILLE CA: | 29 | 64 | 120.7 | 4 | 6 | 50.0 | 33 | 70 | 112.1 |
| Belleville City | 2 | 20 | 900.0 | 0 | 2 | N/A | 2 | 22 | 1000.0 |
| Ameliasburgh Township | 2 | 5 | 150.0 | 0 | 0 | N/A | 2 | 5 | 150.0 |
| Frankford Village | 0 | 0 | N/A | 0 | 2 | N/A | 0 | 2 | N/A |
| Murray Township | 9 | 25 | 177.8 | 0 | 0 | N/A | 9 | 25 | 177.8 |
| Sidney Township | 4 | 7 | 75.0 | 0 | 0 | N/A | 4 | 7 | 75.0 |
| Stirling Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Thurlow Township | 8 | 6 | -25.0 | 0 | 0 | N/A | 8 | 6 | -25.0 |
| Trenton City | 4 | 1 | -75.0 | 4 | 2 | -50.0 | 8 | 3 | -62.5 |
| REST OF HASTINGS: | 0 | 4 | N/A | 0 | 0 | N/A | 0 | 4 | N/A |
| Carlow, Limerick & Rawdon | 0 | 2 | N/A | 0 | 0 | N/A | 0 | 2 | N/A |
| Faraday Township | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| Hungerford Township | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |

| | | OWNERSHIP | | | | | RENTAL | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | FREEHOLD | | | CONDOMINIUM | | PRIVATE | | ASSISTED | | TOTAL | TOTAL | GRAND |
| CMHC TORONTO BRANCH | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | ROW | APT | TOTAL |
| Pending Starts | | 2694 | 540 | 603 | 821 | 993 | 0 | 76 | 0 | 170 | 1424 | 1239 | 5897 |
| STARTS | - Current Month | 1342 | 332 | 316 | 111 | 211 | 0 | 0 | 0 | 128 | 427 | 339 | 2440 |
| | - Year-To-Date 1996 | 3964 | 534 | 681 | 312 | 715 | 3 | 0 | 19 | 621 | 1015 | 1336 | 6849 |
| | - Year-To-Date 1995 | 3368 | 324 | 968 | 330 | 1322 | 0 | 105 | 5 | 710 | 1303 | 2137 | 7132 |
| Under Construction | - 1996 | 5732 | 756 | 1354 | 681 | 3165 | 0 | 46 | 105 | 2013 | 2140 | 5224 | 13852 |
| | - 1995 | 5659 | 572 | 1169 | 703 | 2686 | 0 | 215 | 41 | 2093 | 1913 | 4994 | 13138 |
| COMPLETIONS | - Current Month | 609 | 102 | 201 | 72 | 88 | 0 | 106 | 0 | 349 | 273 | 543 | 1527 |
| | - Year-To-Date 1996 | 3352 | 418 | 955 | 360 | 1295 | 6 | 198 | 0 | 921 | 1321 | 2414 | 7505 |
| | - Year-To-Date 1995 | 4169 | 376 | 671 | 305 | 596 | 4 | 117 | 63 | 1415 | 1043 | 2128 | 7716 |
| Completed & Not Absorbed | - 1996 | 587 | 134 | 53 | 63 | 688 | 0 | 58 | 0 | 60 | 116 | 806 | 1643 |
| | - 1995 | 726 | 118 | 53 | 90 | 749 | 0 | 18 | 2 | 46 | 145 | 813 | 1802 |
| Total Supply | - 1996 | 9013 | 1430 | 2010 | 1565 | 4846 | 0 | 180 | 105 | 2243 | 3680 | 7269 | 21392 |
| | - 1995 | 9108 | 1017 | 1610 | 1086 | 5013 | 0 | 307 | 129 | 3193 | 2825 | 8513 | 21463 |
| Absorptions | - Current Month | 647 | 101 | 198 | 50 | 173 | 0 | 53 | 0 | 390 | 248 | 616 | 1612 |
| | - 3 Month Average | 659 | 89 | 204 | 102 | 213 | 0 | 27 | 0 | 153 | 306 | 393 | 1447 |
| | - 12 Month Average | 840 | 85 | 178 | 82 | 188 | 1 | 24 | 7 | 144 | 268 | 356 | 1549 |

GREATER TORONTO AREA

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 2477 | 554 | 722 | 817 | 993 | 0 | 76 | 0 | 170 | 1539 | 1239 | 5809 |
| STARTS | - Current Month | 1167 | 338 | 328 | 111 | 204 | 0 | 0 | 0 | 128 | 439 | 332 | 2276 |
| | - Year-To-Date 1996 | 3490 | 520 | 743 | 386 | 686 | 3 | 0 | 19 | 621 | 1151 | 1307 | 6468 |
| | - Year-To-Date 1995 | 3104 | 308 | 956 | 326 | 1360 | 0 | 0 | 5 | 710 | 1287 | 2070 | 6769 |
| Under Construction | - 1996 | 4957 | 732 | 1476 | 833 | 3086 | 0 | 46 | 105 | 2013 | 2414 | 5145 | 13248 |
| | - 1995 | 5031 | 556 | 1217 | 760 | 2682 | 0 | 56 | 28 | 2057 | 2005 | 4795 | 12387 |
| COMPLETIONS | - Current Month | 548 | 94 | 197 | 31 | 88 | 0 | 1 | 0 | 309 | 228 | 398 | 1268 |
| | - Year-To-Date 1996 | 2834 | 360 | 901 | 351 | 1274 | 6 | 80 | 0 | 809 | 1258 | 2163 | 6615 |
| | - Year-To-Date 1995 | 3823 | 366 | 685 | 439 | 573 | 4 | 112 | 63 | 1415 | 1191 | 2100 | 7480 |
| Completed & Not Absorbed | - 1996 | 495 | 104 | 36 | 45 | 694 | 0 | 3 | 0 | 38 | 81 | 735 | 1415 |
| | - 1995 | 509 | 112 | 44 | 92 | 762 | 0 | 7 | 29 | 66 | 165 | 835 | 1621 |
| Total Supply | - 1996 | 7929 | 1390 | 2234 | 1695 | 4773 | 0 | 125 | 105 | 2221 | 4034 | 7119 | 20472 |
| | - 1995 | 8057 | 1015 | 1770 | 1145 | 5022 | 0 | 85 | 143 | 3105 | 3058 | 8212 | 20342 |
| Absorptions | - Current Month | 582 | 91 | 192 | 41 | 176 | 0 | 1 | 0 | 337 | 233 | 514 | 1420 |
| | - 3 Month Average | 567 | 80 | 203 | 110 | 209 | 0 | 23 | 0 | 141 | 313 | 373 | 1333 |
| | - 12 Month Average | 708 | 76 | 170 | 89 | 191 | 1 | 17 | 10 | 142 | 270 | 350 | 1404 |

TORONTO CMA

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 2180 | 562 | 553 | 817 | 993 | 0 | 16 | 0 | 170 | 1370 | 1179 | 5291 |
| STARTS | - Current Month | 1031 | 328 | 298 | 111 | 204 | 0 | 0 | 0 | 128 | 409 | 332 | 2100 |
| | - Year-To-Date 1996 | 3150 | 504 | 630 | 327 | 686 | 3 | 0 | 19 | 621 | 979 | 1307 | 5940 |
| | - Year-To-Date 1995 | 2633 | 298 | 879 | 289 | 1288 | 0 | 0 | 5 | 698 | 1173 | 1986 | 6090 |
| Under Construction | - 1996 | 4481 | 710 | 1347 | 690 | 3086 | 0 | 46 | 105 | 1965 | 2142 | 5097 | 12430 |
| | - 1995 | 4525 | 546 | 1164 | 637 | 2610 | 0 | 56 | 28 | 2045 | 1829 | 4711 | 11611 |
| COMPLETIONS | - Current Month | 466 | 94 | 197 | 31 | 88 | 0 | 1 | 0 | 309 | 228 | 398 | 1186 |
| | - Year-To-Date 1996 | 2521 | 358 | 792 | 305 | 1274 | 6 | 80 | 0 | 782 | 1103 | 2136 | 6118 |
| | - Year-To-Date 1995 | 3361 | 328 | 610 | 260 | 573 | 4 | 108 | 55 | 1321 | 929 | 2002 | 6620 |
| Completed & Not Absorbed | - 1996 | 440 | 97 | 28 | 26 | 671 | 0 | 2 | 0 | 38 | 54 | 711 | 1302 |
| | - 1995 | 443 | 107 | 30 | 61 | 718 | 0 | 2 | 2 | 46 | 93 | 766 | 1409 |
| Total Supply | - 1996 | 7101 | 1369 | 1928 | 1533 | 4750 | 0 | 64 | 105 | 2173 | 3566 | 6987 | 19023 |
| | - 1995 | 7161 | 961 | 1542 | 991 | 4906 | 0 | 80 | 116 | 2936 | 2649 | 7922 | 18693 |
| Absorptions | - Current Month | 501 | 91 | 192 | 36 | 172 | 0 | 1 | 0 | 337 | 228 | 510 | 1330 |
| | - 3 Month Average | 503 | 81 | 176 | 96 | 206 | 0 | 23 | 0 | 137 | 272 | 366 | 1222 |
| | - 12 Month Average | 633 | 75 | 152 | 78 | 184 | 1 | 17 | 7 | 137 | 238 | 338 | 1284 |

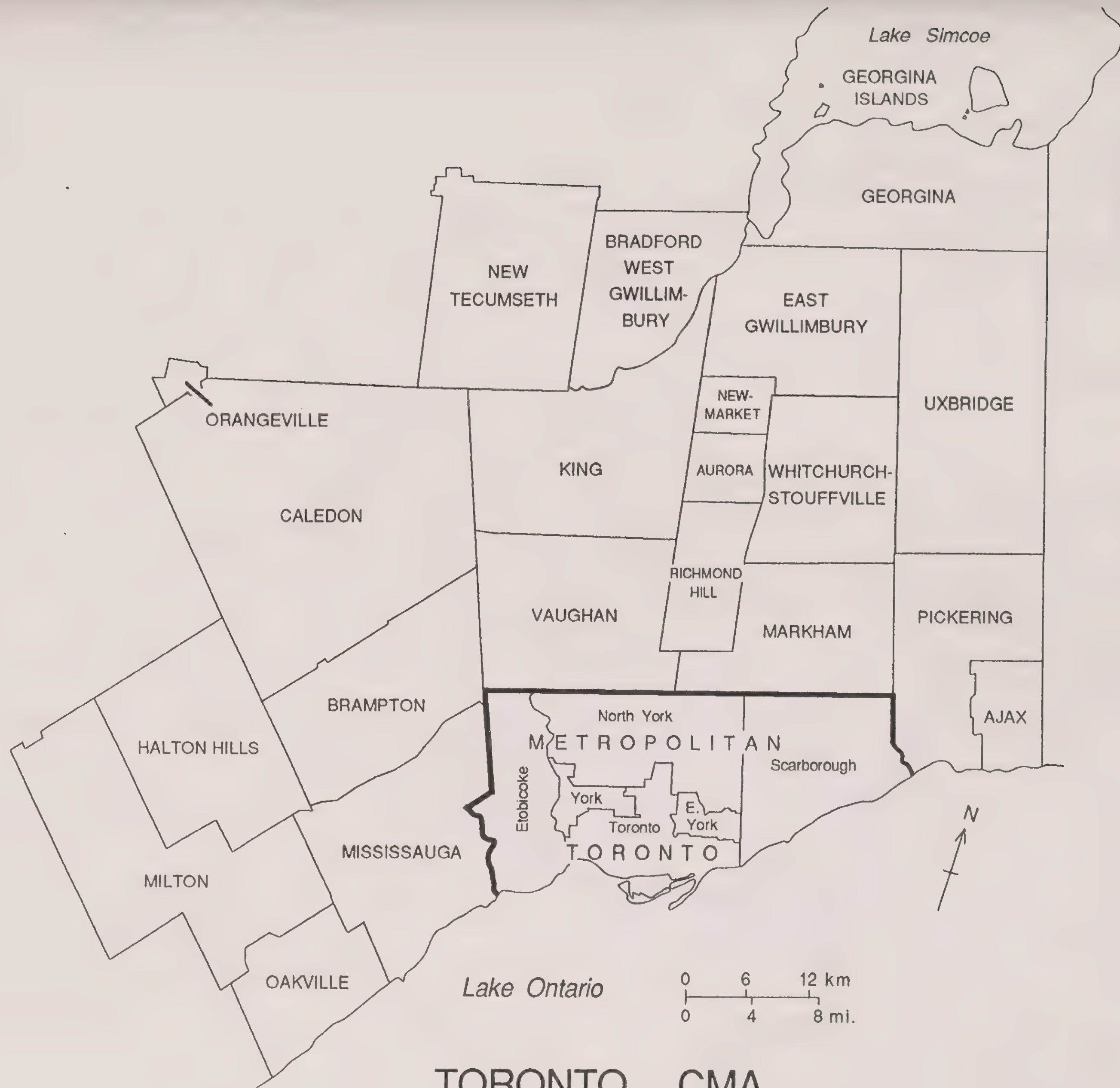
| | | OWNERSHIP | | | | | RENTAL | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | FREEHOLD | | | CONDOMINIUM | | PRIVATE | | ASSISTED | | TOTAL | TOTAL | GRAND |
| ETROPOLITAN TORONTO | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | ROW | APT | TOTAL |
| ending Starts | | 242 | 49 | 54 | 150 | 993 | 0 | 11 | 0 | 142 | 204 | 1146 | 1641 |
| TARTS | - Current Month | 93 | 18 | 33 | 0 | 204 | 0 | 0 | 0 | 128 | 33 | 332 | 476 |
| | - Year-To-Date 1996 | 234 | 50 | 73 | 0 | 584 | 0 | 0 | 9 | 540 | 82 | 1124 | 1490 |
| | - Year-To-Date 1995 | 184 | 28 | 25 | 0 | 997 | 0 | 0 | 5 | 544 | 30 | 1541 | 1783 |
| nder Construction | - 1996 | 448 | 78 | 147 | 7 | 2984 | 0 | 32 | 95 | 1564 | 249 | 4580 | 5355 |
| | - 1995 | 399 | 60 | 35 | 6 | 1915 | 0 | 48 | 5 | 1476 | 46 | 3439 | 3944 |
| OMPLETIONS | - Current Month | 38 | 2 | 13 | 0 | 88 | 0 | 0 | 0 | 206 | 13 | 294 | 347 |
| | - Year-To-Date 1996 | 282 | 36 | 22 | 0 | 1135 | 6 | 79 | 0 | 603 | 28 | 1817 | 2163 |
| | - Year-To-Date 1995 | 295 | 22 | 37 | 5 | 208 | 4 | 108 | 0 | 794 | 46 | 1110 | 1473 |
| ompleted & Not Absorbed | - 1996 | 96 | 28 | 6 | 7 | 438 | 0 | 2 | 0 | 27 | 13 | 467 | 604 |
| | - 1995 | 113 | 21 | 5 | 17 | 475 | 0 | 1 | 0 | 40 | 22 | 516 | 672 |
| otal Supply | - 1996 | 786 | 155 | 207 | 164 | 4415 | 0 | 45 | 95 | 1733 | 466 | 6193 | 7600 |
| | - 1995 | 723 | 100 | 55 | 23 | 3968 | 0 | 66 | 91 | 2150 | 169 | 6184 | 7176 |
| bsorptions | - Current Month | 44 | 4 | 8 | 0 | 165 | 0 | 0 | 0 | 229 | 8 | 394 | 450 |
| | - 3 Month Average | 58 | 9 | 5 | 0 | 157 | 0 | 23 | 0 | 116 | 5 | 296 | 368 |
| | - 12 Month Average | 61 | 7 | 5 | 2 | 131 | 1 | 11 | 0 | 92 | 8 | 234 | 310 |

| ORK REGION | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | ROW | APT | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ending Starts | | 654 | 58 | 190 | 49 | 0 | 0 | 5 | 0 | 28 | 239 | 33 | 984 |
| TARTS | - Current Month | 309 | 82 | 57 | 15 | 0 | 0 | 0 | 0 | 0 | 72 | 0 | 463 |
| | - Year-To-Date 1996 | 1105 | 100 | 136 | 150 | 102 | 3 | 0 | 0 | 81 | 289 | 183 | 1677 |
| | - Year-To-Date 1995 | 980 | 66 | 276 | 109 | 291 | 0 | 0 | 0 | 0 | 385 | 291 | 1722 |
| nder Construction | - 1996 | 1687 | 140 | 203 | 369 | 102 | 0 | 14 | 0 | 81 | 572 | 197 | 2596 |
| | - 1995 | 1793 | 102 | 356 | 160 | 678 | 0 | 8 | 23 | 231 | 539 | 917 | 3351 |
| OMPLETIONS | - Current Month | 202 | 22 | 37 | 0 | 0 | 0 | 0 | 0 | 0 | 37 | 0 | 261 |
| | - Year-To-Date 1996 | 981 | 46 | 129 | 199 | 139 | 0 | 0 | 0 | 0 | 328 | 139 | 1494 |
| | - Year-To-Date 1995 | 1410 | 82 | 172 | 6 | 227 | 0 | 0 | 0 | 36 | 178 | 263 | 1933 |
| ompleted & Not Absorbed | - 1996 | 133 | 32 | 7 | 4 | 229 | 0 | 0 | 0 | 0 | 11 | 229 | 405 |
| | - 1995 | 120 | 10 | 0 | 3 | 212 | 0 | 0 | 0 | 0 | 3 | 212 | 345 |
| otal Supply | - 1996 | 2474 | 230 | 400 | 422 | 331 | 0 | 19 | 0 | 109 | 822 | 459 | 3985 |
| | - 1995 | 2688 | 178 | 437 | 385 | 890 | 0 | 13 | 23 | 339 | 845 | 1242 | 4953 |
| bsorptions | - Current Month | 210 | 17 | 38 | 0 | 7 | 0 | 0 | 0 | 0 | 38 | 7 | 272 |
| | - 3 Month Average | 189 | 8 | 33 | 68 | 49 | 0 | 0 | 0 | 0 | 101 | 49 | 347 |
| | - 12 Month Average | 244 | 11 | 44 | 28 | 49 | 0 | 6 | 2 | 19 | 74 | 74 | 403 |

| EEL REGION | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | ROW | APT | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ending Starts | | 1039 | 375 | 273 | 603 | 0 | 0 | 0 | 0 | 0 | 876 | 0 | 2290 |
| TARTS | - Current Month | 398 | 220 | 128 | 76 | 0 | 0 | 0 | 0 | 0 | 204 | 0 | 822 |
| | - Year-To-Date 1996 | 1174 | 310 | 257 | 94 | 0 | 0 | 0 | 10 | 0 | 361 | 0 | 1845 |
| | - Year-To-Date 1995 | 1058 | 164 | 542 | 180 | 0 | 0 | 0 | 0 | 154 | 722 | 154 | 2098 |
| nder Construction | - 1996 | 1531 | 450 | 678 | 211 | 0 | 0 | 0 | 10 | 320 | 899 | 320 | 3200 |
| | - 1995 | 1633 | 362 | 637 | 370 | 0 | 0 | 0 | 0 | 275 | 1007 | 275 | 3277 |
| OMPLETIONS | - Current Month | 128 | 58 | 62 | 31 | 0 | 0 | 1 | 0 | 103 | 93 | 104 | 383 |
| | - Year-To-Date 1996 | 786 | 200 | 389 | 106 | 0 | 0 | 1 | 0 | 179 | 495 | 180 | 1661 |
| | - Year-To-Date 1995 | 977 | 174 | 100 | 198 | 0 | 0 | 0 | 0 | 350 | 298 | 350 | 1799 |
| ompleted & Not Absorbed | - 1996 | 45 | 17 | 7 | 15 | 0 | 0 | 0 | 0 | 11 | 22 | 11 | 95 |
| | - 1995 | 38 | 25 | 8 | 39 | 0 | 0 | 1 | 0 | 0 | 47 | 1 | 111 |
| otal Supply | - 1996 | 2615 | 842 | 958 | 829 | 0 | 0 | 0 | 10 | 331 | 1797 | 331 | 5585 |
| | - 1995 | 2537 | 604 | 864 | 480 | 0 | 0 | 1 | 0 | 378 | 1344 | 379 | 4864 |
| bsorptions | - Current Month | 137 | 61 | 63 | 33 | 0 | 0 | 1 | 0 | 107 | 96 | 108 | 402 |
| | - 3 Month Average | 156 | 35 | 99 | 26 | 0 | 0 | 0 | 0 | 20 | 125 | 20 | 336 |
| | - 12 Month Average | 209 | 44 | 79 | 40 | 0 | 0 | 0 | 0 | 16 | 119 | 16 | 388 |

MAY 1996

| HALTON REGION | | OWNERSHIP | | | | | RENTAL | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | FREEHOLD | | | CONDOMINIUM | | PRIVATE | | ASSISTED | | TOTAL | TOTAL | GRAND |
| | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | ROW | APT | TOTAL |
| Pending Starts | | 192 | 68 | 173 | 15 | 0 | 0 | 60 | 0 | 0 | 188 | 60 | 508 |
| STARTS | - Current Month | 124 | 12 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 18 | 0 | 154 |
| | - Year-To-Date 1996 | 341 | 20 | 104 | 122 | 0 | 0 | 0 | 0 | 0 | 226 | 0 | 587 |
| | - Year-To-Date 1995 | 223 | 2 | 32 | 37 | 72 | 0 | 0 | 0 | 0 | 69 | 72 | 366 |
| Under Construction | - 1996 | 470 | 28 | 201 | 226 | 0 | 0 | 0 | 0 | 0 | 427 | 0 | 925 |
| | - 1995 | 383 | 2 | 126 | 169 | 72 | 0 | 0 | 0 | 0 | 295 | 72 | 752 |
| COMPLETIONS | - Current Month | 64 | 2 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 19 | 0 | 85 |
| | - Year-To-Date 1996 | 267 | 4 | 103 | 46 | 0 | 0 | 0 | 0 | 0 | 149 | 0 | 420 |
| | - Year-To-Date 1995 | 395 | 38 | 201 | 152 | 0 | 0 | 0 | 55 | 59 | 408 | 59 | 900 |
| Completed & Not Absorbed | - 1996 | 35 | 6 | 5 | 19 | 12 | 0 | 0 | 0 | 0 | 24 | 12 | 77 |
| | - 1995 | 25 | 7 | 13 | 25 | 38 | 0 | 0 | 29 | 26 | 67 | 64 | 163 |
| Total Supply | - 1996 | 697 | 102 | 379 | 260 | 12 | 0 | 60 | 0 | 0 | 639 | 72 | 1510 |
| | - 1995 | 600 | 37 | 281 | 194 | 110 | 0 | 0 | 29 | 26 | 504 | 136 | 1277 |
| Absorptions | - Current Month | 64 | 1 | 17 | 5 | 3 | 0 | 0 | 0 | 1 | 22 | 4 | 91 |
| | - 3 Month Average | 56 | 1 | 17 | 12 | 3 | 0 | 0 | 0 | 0 | 29 | 3 | 89 |
| | - 12 Month Average | 68 | 2 | 16 | 15 | 8 | 0 | 0 | 7 | 7 | 38 | 15 | 123 |
| **DURHAM REGION** | | | | | | | | | | | | | |
| Pending Starts | | 350 | 4 | 32 | 0 | 0 | 0 | 0 | 0 | 0 | 32 | 0 | 386 |
| STARTS | - Current Month | 243 | 6 | 92 | 20 | 0 | 0 | 0 | 0 | 0 | 112 | 0 | 361 |
| | - Year-To-Date 1996 | 636 | 40 | 173 | 20 | 0 | 0 | 0 | 0 | 0 | 193 | 0 | 869 |
| | - Year-To-Date 1995 | 659 | 48 | 81 | 0 | 0 | 0 | 0 | 0 | 12 | 81 | 12 | 800 |
| Under Construction | - 1996 | 821 | 36 | 247 | 20 | 0 | 0 | 0 | 0 | 48 | 267 | 48 | 1172 |
| | - 1995 | 823 | 30 | 63 | 55 | 17 | 0 | 0 | 0 | 75 | 118 | 92 | 1063 |
| COMPLETIONS | - Current Month | 116 | 10 | 66 | 0 | 0 | 0 | 0 | 0 | 0 | 66 | 0 | 192 |
| | - Year-To-Date 1996 | 518 | 74 | 258 | 0 | 0 | 0 | 0 | 0 | 27 | 258 | 27 | 877 |
| | - Year-To-Date 1995 | 746 | 50 | 175 | 78 | 138 | 0 | 4 | 8 | 176 | 261 | 318 | 1375 |
| Completed & Not Absorbed | - 1996 | 186 | 21 | 11 | 0 | 15 | 0 | 1 | 0 | 0 | 11 | 16 | 234 |
| | - 1995 | 213 | 49 | 18 | 8 | 37 | 0 | 5 | 0 | 0 | 26 | 42 | 330 |
| Total Supply | - 1996 | 1357 | 61 | 290 | 20 | 15 | 0 | 1 | 0 | 48 | 310 | 64 | 1792 |
| | - 1995 | 1509 | 96 | 133 | 63 | 54 | 0 | 5 | 0 | 212 | 196 | 271 | 2072 |
| Absorptions | - Current Month | 127 | 8 | 66 | 3 | 1 | 0 | 0 | 0 | 0 | 69 | 1 | 205 |
| | - 3 Month Average | 106 | 27 | 49 | 3 | 0 | 0 | 0 | 0 | 4 | 52 | 4 | 189 |
| | - 12 Month Average | 127 | 12 | 27 | 5 | 3 | 0 | 0 | 0 | 9 | 32 | 12 | 183 |
| **OSHAWA CMA** | | | | | | | | | | | | | |
| Pending Starts | | 208 | 4 | 26 | 0 | 0 | 0 | 0 | 0 | 0 | 26 | 0 | 238 |
| STARTS | - Current Month | 140 | 2 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 0 | 154 |
| | - Year-To-Date 1996 | 343 | 8 | 45 | 0 | 0 | 0 | 0 | 0 | 0 | 45 | 0 | 396 |
| | - Year-To-Date 1995 | 522 | 10 | 81 | 0 | 0 | 0 | 0 | 0 | 12 | 81 | 12 | 625 |
| Under Construction | - 1996 | 445 | 10 | 57 | 0 | 0 | 0 | 0 | 0 | 0 | 57 | 0 | 512 |
| | - 1995 | 531 | 10 | 63 | 0 | 0 | 0 | 0 | 0 | 12 | 63 | 12 | 616 |
| COMPLETIONS | - Current Month | 76 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 76 |
| | - Year-To-Date 1996 | 324 | 4 | 112 | 0 | 0 | 0 | 0 | 0 | 27 | 112 | 27 | 467 |
| | - Year-To-Date 1995 | 427 | 22 | 61 | 36 | 0 | 0 | 4 | 8 | 94 | 105 | 98 | 652 |
| Completed & Not Absorbed | - 1996 | 70 | 7 | 5 | 0 | 15 | 0 | 1 | 0 | 0 | 5 | 16 | 98 |
| | - 1995 | 92 | 2 | 10 | 8 | 19 | 0 | 5 | 0 | 0 | 18 | 24 | 136 |
| Total Supply | - 1996 | 723 | 21 | 88 | 0 | 15 | 0 | 1 | 0 | 0 | 88 | 16 | 848 |
| | - 1995 | 898 | 27 | 125 | 8 | 19 | 0 | 5 | 0 | 101 | 133 | 125 | 1183 |
| Absorptions | - Current Month | 79 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 81 |
| | - 3 Month Average | 62 | 1 | 28 | 3 | 0 | 0 | 0 | 0 | 4 | 31 | 4 | 98 |
| | - 12 Month Average | 81 | 2 | 19 | 1 | 0 | 0 | 0 | 0 | 3 | 20 | 3 | 106 |


Lake Simcoe
GEORGINA ISLANDS
GEORGINA
NEW TECUMSETH
BRADFORD WEST GWILLIM-BURY
EAST GWILLIMBURY
UXBRIDGE
NEW-MARKET
ORANGEVILLE
KING
AURORA
WHITCHURCH-STOUFFVILLE
CALEDON
RICHMOND HILL
VAUGHAN
MARKHAM
PICKERING
AJAX
BRAMPTON
North York
METROPOLITAN
Scarborough
HALTON HILLS
Etobicoke
York
Toronto
E. York
TORONTO
MISSISSAUGA
MILTON
OAKVILLE
N
Lake Ontario
0 6 12 km
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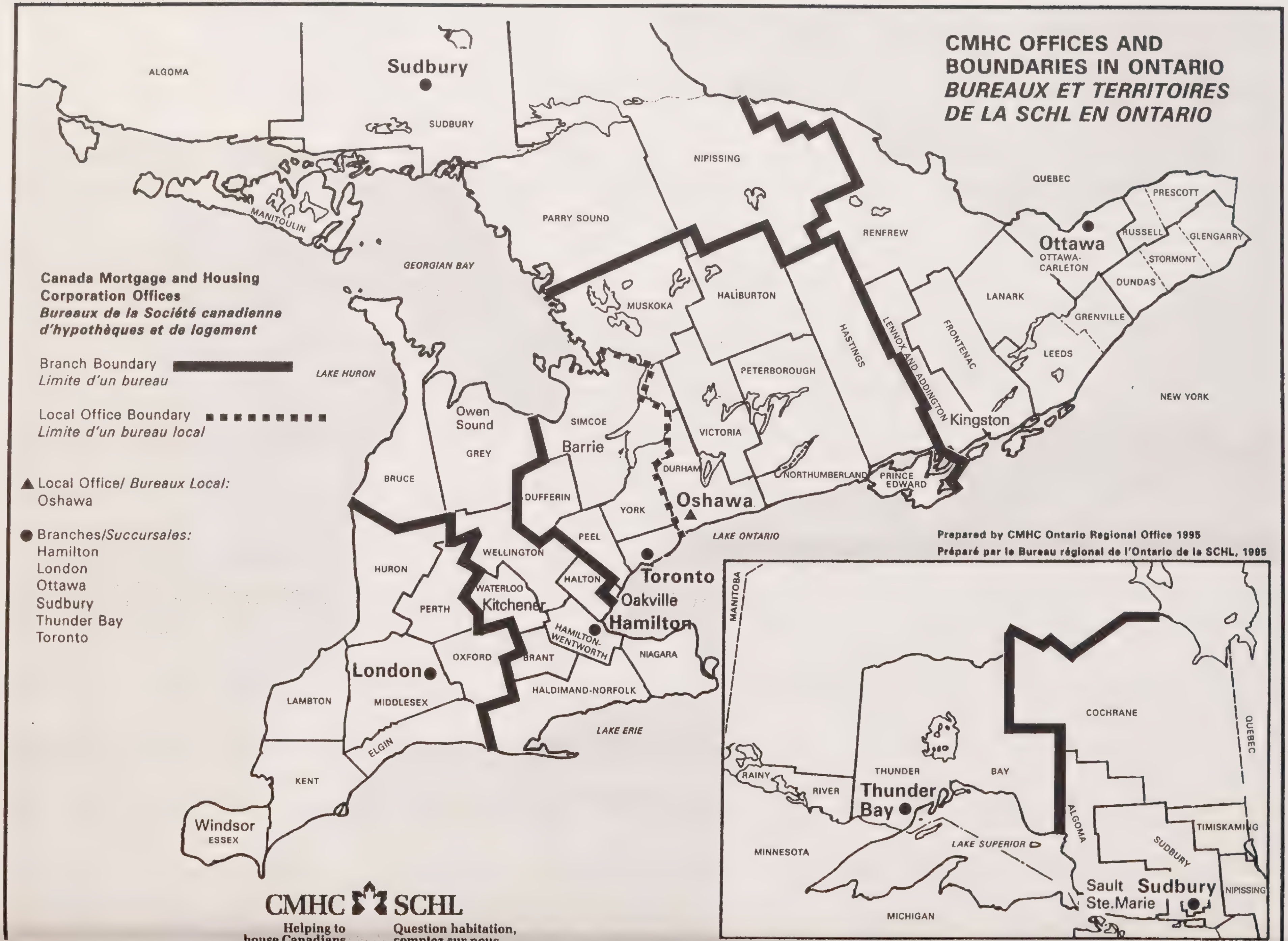
TORONTO CMA

# CMHC OFFICES AND BOUNDARIES IN ONTARIO
# *BUREAUX ET TERRITOIRES DE LA SCHL EN ONTARIO*



CMHC SCHL
Helping to house Canadians

June 1996



# LOCAL HOUSING MARKET REPORT

## TORONTO BRANCH

# TORONTO BRANCH
# LOCAL HOUSING MARKET REPORT
## JUNE 1996

CANADA MORTGAGE
AND HOUSING CORPORATION

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### HIGHLIGHTS - June 1996

- Employment figures drift downward for the second consecutive month
- Toronto total housing starts are up for singles but down for multiples
- Canadian housing starts have a strong performance
- Resale and new home sale markets dip marginally
- CMHC's Toronto Housing Outlook Conference will be held on November 21 - See CMHC News

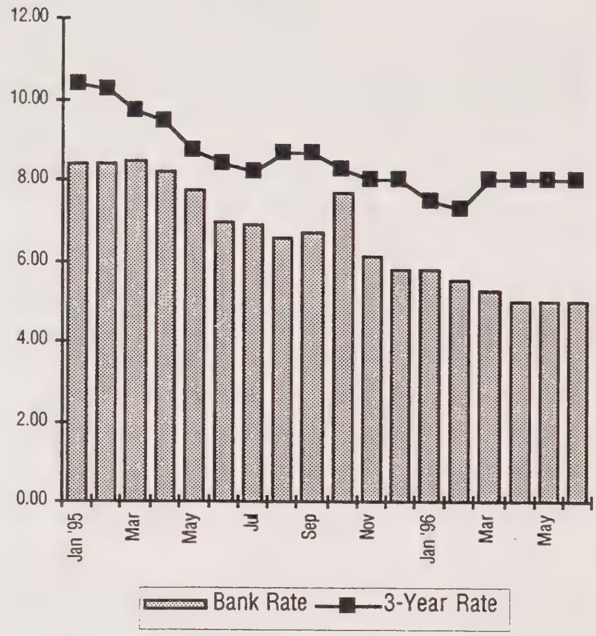
For further information concerning any of the contents of this report or for more information on housing, please contact the Market Analyst, Toronto Branch Market Analysis Department, (416) 789-8708

## ECONOMIC INDICATORS

The second quarter ended on a quiet note with the Bank Rate and mortgage rates unchanged from May. Throughout June, the Bank Rate remained steady at 5%, and mortgage rates stayed at 6.5% for 1-year, 8.0% for 3-year and 8.5% for 5-year mortgages. The Toronto inflation rate was also favourable with the CPI up only 1.3% from the same period last year. New homes remain affordable as the local New House Pricing Index decreased 1.8% from May 1995. Market conditions indicate excellent affordability for potential homebuyers, particularly first time buyers moving out of the rental market. This group continues to dominate the market as the median price of singles remains below 1995 averages.

Employment in the Toronto CMA decreased by 3,000 jobs in June, adding to the 6,000 jobs lost in May. The employment ratio for Toronto decreased for a second month to 61.0%, down 0.2% from June 1995, but is still above the national rate of 58.4%.

**BANK RATE / 3-YEAR MORTGAGE RATE**
Monthly, 1995 - 1996




### ECONOMIC INDICATORS

| YEAR - MONTH | | INTEREST and EXCHANGE RATES (at month's end) Bank Rate | Mtge. Rate 3 Yr. Inst. | Exch. Rate ($Cdn/$US) | CPI All Items Toronto 1986=100 | NHPI Toronto 1986=100 | TORONTO and OSHAWA CMAs EMPLOYMENT RATIO (%) Toronto | EMPLOYMENT RATIO (%) Oshawa | UNEMPLOYMENT RATE (%) Toronto | UNEMPLOYMENT RATE (%) Oshawa |
|---|---|---|---|---|---|---|---|---|---|---|
| 1995 | January | 8.38 | 10.36 | 70.68 | 134.0 | 137.8 | 61.2 | 65.4 | 9.0 | 7.1 |
| | February | 8.38 | 10.22 | 71.74 | 134.5 | 138.3 | 61.6 | 65.0 | 8.8 | 7.0 |
| | March | 8.47 | 9.70 | 72.59 | 134.6 | 138.7 | 61.8 | 64.3 | 8.7 | 7.2 |
| | April | 8.17 | 9.42 | 73.37 | 134.7 | 138.3 | 61.7 | 63.6 | 8.7 | 7.5 |
| | May | 7.71 | 8.73 | 73.02 | 135.4 | 138.2 | 61.4 | 63.6 | 8.9 | 7.7 |
| | June | 6.97 | 8.38 | 72.67 | 135.5 | 137.5 | 61.2 | 63.6 | 8.9 | 8.1 |
| | July | 6.87 | 8.18 | 73.52 | 135.6 | 138.0 | 61.3 | 63.3 | 8.9 | 8.9 |
| | August | 6.59 | 8.63 | 74.46 | 135.3 | 137.9 | 61.4 | 62.7 | 8.6 | 9.7 |
| | September | 6.71 | 8.63 | 74.01 | 135.8 | 137.9 | 61.5 | 62.4 | 8.5 | 10.2 |
| | October | 7.65 | 8.25 | 73.22 | 135.6 | 137.4 | 61.6 | 62.4 | 8.2 | 10.0 |
| | November | 6.07 | 8.00 | 73.62 | 135.8 | 136.9 | 61.8 | 61.6 | 7.9 | 9.9 |
| | December | 5.79 | 8.03 | 73.49 | 135.6 | 137.5 | 61.7 | 61.7 | 8.0 | 9.0 |
| **AVERAGE** | | **7.31** | **8.88** | **73.03** | **135.2** | **137.9** | **61.5** | **63.3** | **8.6** | **8.5** |
| 1996 | January | 5.74 | 7.50 | 72.63 | 135.9 | 137.6 | 61.4 | 61.4 | 8.3 | 8.3 |
| | February | 5.50 | 7.25 | 72.88 | 136.3 | 136.3 | 61.4 | 62.1 | 8.7 | 8.0 |
| | March | 5.25 | 8.00 | 73.38 | 136.8 | 136.5 | 61.4 | 61.7 | 9.0 | 9.9 |
| | April | 5.00 | 8.00 | 73.30 | 137.1 | 136.0 | 61.5 | 62.2 | 9.2 | 10.4 |
| | May | 5.00 | 8.00 | 73.09 | 137.3 | 135.7 | 61.2 | 62.2 | 9.4 | 10.8 |
| | June | 5.00 | 8.00 | 73.38 | 137.2 | ----- | 61.0 | 62.5 | 9.5 | 9.6 |

SOURCE: Bank of Canada, CMHC, Statistics Canada
Note: Employment Ratios and Unemployment figures are seasonally-adjusted 3 month moving averages; NHPI excludes GST

## HOUSING STARTS SUMMARY

Toronto Branch housing starts increased in June compared to the same period in 1995. Construction began on 1,537 singles and 714 multiples for a total gain of 10.9% over last year but a decrease of 17.7% over May. Although starts decreased from the previous month, May's starts were higher due in part to the pent-up demand created by the brick-layer's strike that was resolved in April. The brick layer's strike did not have further detrimental effects on June residential starts.

In June starts for singles increased 9.1% while multiples decreased 35% from last month. The Peel Region accounted for the majority of starts (653) for June, up 98.5% from the same period last year, but down 20.6% from May (822).

### HOUSING STARTS - CMHC TORONTO BRANCH

| MONTH | — SINGLES — | | — MULTIPLES — | | — TOTAL — | | |
|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | 1995 | 1996 | 1995 | 1996 | Percent Change |
| January | 618 | 633 | 548 | 553 | 1,166 | 1,186 | +01.7% |
| February | 532 | 407 | 732 | 473 | 1,264 | 880 | -30.4% |
| March | 483 | 627 | 947 | 375 | 1,430 | 1,002 | -29.9% |
| April | 822 | 955 | 919 | 386 | 1,741 | 1,341 | -23.0% |
| May | 913 | 1,342 | 618 | 1,098 | 1,531 | 2,440 | +59.4% |
| June | 1,186 | 1,537 | 844 | 714 | 2,030 | 2,251 | +10.9% |
| July | 584 | | 635 | | 1,219 | | |
| August | 719 | | 875 | | 1,594 | | |
| September | 937 | | 1,007 | | 1,944 | | |
| October | 872 | | 483 | | 1,355 | | |
| November | 838 | | 1,428 | | 2,266 | | |
| December | 860 | | 1,344 | | 2,204 | | |
| **Total** | **9,364** | **5,501** | **10,380** | **3,599** | **19,744** | **9,100** | |

Source: CMHC

In part, the high starts level this month (20,100 SAAR) was likely due to the ongoing fulfilment of delayed construction. The gain in housing starts was led by a 2.6% rise in singles over May levels.

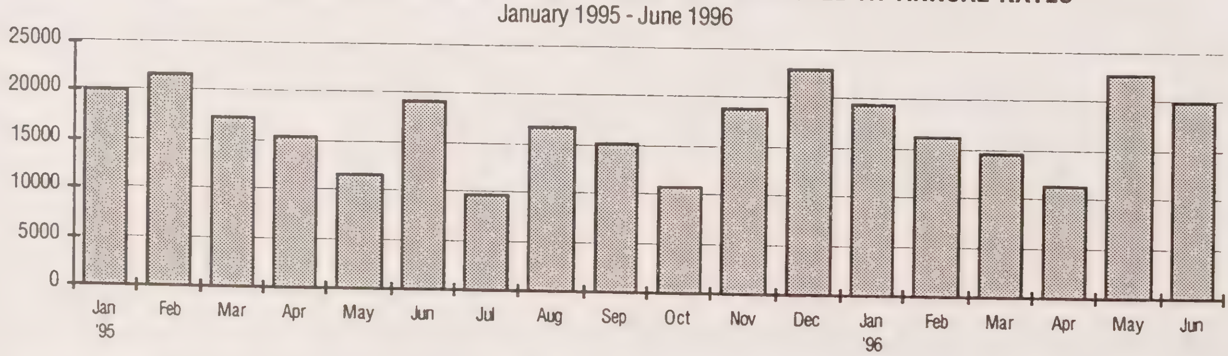
Within the Toronto CMA, starts were highest in Mississauga (327), Brampton (292), and Vaughan (260). Brampton is especially noteworthy because its starts increased over 500% from June of last year. Starts in June included a private rental project sponsored by a service organization as a Public-Private Partnership.

## STARTS IN THE TORONTO CMA
### 1995-1996

| | OWNERSHIP | | | | | RENTAL | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | Private | | Assisted | | Total | Total | GRAND | |
| | Single | Semi | Row | Row | Apt. | Row | Apt. | Row | Apt. | Row | Apt. | TOTAL | SAAR |
| **1995** | | | | | | | | | | | | | |
| Jan | 446 | 34 | 57 | 128 | 236 | 0 | 0 | 5 | 48 | 190 | 284 | 954 | 20100 |
| Feb | 456 | 2 | 221 | 25 | 300 | 0 | 0 | 0 | 175 | 246 | 475 | 1179 | 21700 |
| Mar | 375 | 34 | 154 | 22 | 563 | 0 | 0 | 0 | 154 | 176 | 717 | 1302 | 17400 |
| Apr | 669 | 130 | 352 | 42 | 139 | 0 | 0 | 0 | 221 | 394 | 360 | 1553 | 15500 |
| May | 687 | 98 | 95 | 72 | 50 | 0 | 0 | 0 | 100 | 167 | 150 | 1102 | 11700 |
| June | 875 | 80 | 169 | 14 | 224 | 0 | 0 | 0 | 261 | 183 | 485 | 1623 | 19400 |
| July | 391 | 40 | 21 | 229 | 0 | 0 | 2 | 0 | 229 | 250 | 231 | 912 | 9700 |
| Aug | 544 | 86 | 194 | 40 | 184 | 0 | 0 | 0 | 348 | 234 | 532 | 1396 | 16800 |
| Sep | 621 | 162 | 131 | 128 | 395 | 6 | 0 | 0 | 0 | 265 | 395 | 1443 | 15200 |
| Oct | 601 | 50 | 105 | 48 | 101 | 0 | 6 | 0 | 111 | 153 | 218 | 1022 | 10900 |
| Nov | 590 | 116 | 486 | 71 | 457 | 0 | 2 | 86 | 160 | 643 | 619 | 1968 | 19100 |
| Dec | 624 | 64 | 344 | 78 | 757 | 0 | 4 | 0 | 0 | 422 | 761 | 1871 | 23200 |
| **TOTAL** | **6879** | **896** | **2329** | **897** | **3406** | **6** | **14** | **91** | **1807** | **3323** | **5227** | **16325** | |
| **1996** | | | | | | | | | | | | | |
| Jan | 522 | 12 | 130 | 34 | 340 | 0 | 0 | 0 | 0 | 164 | 340 | 1038 | 19700 |
| Feb | 349 | 26 | 81 | 77 | 142 | 0 | 0 | 0 | 141 | 158 | 283 | 816 | 16300 |
| Mar | 535 | 40 | 18 | 41 | 0 | 3 | 0 | 15 | 271 | 77 | 271 | 923 | 14600 |
| Apr | 713 | 98 | 103 | 64 | 0 | 0 | 0 | 4 | 81 | 171 | 81 | 1063 | 11400 |
| May | 1,031 | 328 | 298 | 111 | 204 | 0 | 0 | 0 | 128 | 409 | 332 | 2100 | 22800 |
| June | 1,125 | 246 | 195 | 77 | 5 | 0 | 54 | 0 | 142 | 272 | 201 | 1844 | 20100 |
| **TOTAL** | **4275** | **750** | **825** | **404** | **691** | **3** | **54** | **19** | **763** | **1251** | **1508** | **7784** | |

Source: CMHC

## HOUSING STARTS, TORONTO CMA, SEASONALLY ADJUSTED AT ANNUAL RATES
January 1995 - June 1996



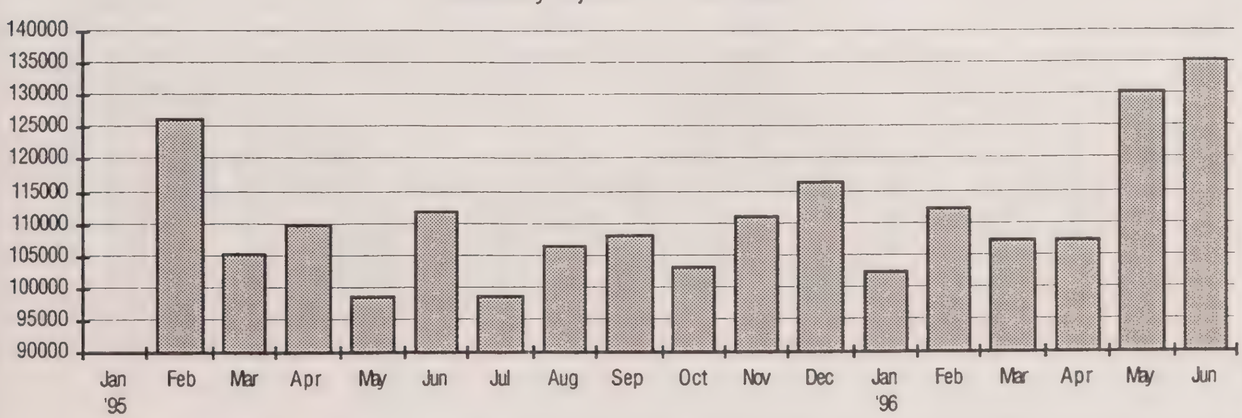
Nationally, housing starts increased marginally over the last month. Affordable housing is the driving force behind greater consumer confidence across Canada. Singles increased 1.5% to 60,300 SAAR and multiples rose 8.3% to 52,300 SAAR from the previous month. Total starts for urban areas gained 4.5% to 112,600 SAAR from 107,700 SAAR in May. For all areas, June 1996 starts were estimated at 135,400 SAAR, the highest level since January 1995. Toronto's housing starts for June were 20,100 SAAR, while Vancouver reported 16,700 SAAR and Montreal had 8,300 SAAR.

### HOUSING STARTS - CANADA
**Dwelling Units Seasonally Adjusted at Annual Rates (SAAR)**

| YEAR/MONTH | URBAN AREAS | | | | | | OTHER AREAS | GRAND TOTAL | |
|---|---|---|---|---|---|---|---|---|---|
| | Singles | Percent Change | Multiples | Percent Change | Total | Percent Change | (Quarterly) | | Percent Change |
| **1995** | | | | | | | | | |
| January | 53,000 | -8.0% | 61,100 | 36.1% | 114,100 | 11.3% | 21,700 | 135,800 | 8.6% |
| February | 55,200 | 4.1% | 49,300 | 19.3% | 104,500 | -8.4% | 21,700 | 126,200 | -7.1% |
| March | 45,900 | -16.8% | 37,500 | -23.9% | 83,400 | -20.2% | 21,700 | 105,100 | -16.7% |
| April | 43,600 | -5.0% | 46,000 | 22.7% | 89,600 | 7.4% | 20,300 | 109,900 | 4.6% |
| May | 39,600 | -9.2% | 38,800 | -15.7% | 78,400 | -12.5% | 20,300 | 98,700 | -10.2% |
| June | 45,400 | 14.6% | 46,100 | 18.8% | 91,500 | 16.7% | 20,300 | 111,800 | 13.3% |
| July | 39,800 | -12.3% | 38,700 | -16.1% | 78,500 | -14.2% | 19,600 | 98,700 | -12.3% |
| August | 43,400 | 9.0% | 43,500 | 12.4% | 86,900 | 10.7% | 19,600 | 106,500 | 8.6% |
| September | 46,000 | 6.0% | 42,400 | 2.5% | 88,400 | 1.7% | 19,600 | 108,000 | 1.4% |
| October | 45,900 | -0.2% | 33,200 | -21.7% | 79,100 | -10.5% | 24,000 | 103,100 | -4.6% |
| November | 47,000 | 2.4% | 40,200 | 21.1% | 87,200 | 10.2% | 24,000 | 111,200 | 7.9% |
| December | 47,300 | 0.6% | 45,200 | 12.4% | 92,500 | 6.1% | 24,000 | 116,500 | 4.8% |
| **1996** | | | | | | | | | |
| January | 48,000 | 1.5% | 30,600 | -32.3% | 78,600 | 15.0% | 23,800 | 102,400 | -12.1% |
| February | 47,900 | 0.2% | 40,600 | 32.7% | 88,500 | 12.6% | 23,800 | 112,300 | 9.7% |
| March | 56,200 | 17.3% | 42,000 | 3.4% | 98,200 | 11.0% | 23,800 | 122,000 | 10.9% |
| April | 54,300 | -3.4% | 30,400 | -27.6% | 84,700 | 13.7% | 22,800 | 107,500 | -11.9% |
| May | 59,400 | 9.4% | 48,300 | 58.9% | 107,700 | 27.2% | 22,800 | 130,500 | 21.4% |
| June | 60,300 | 1.5% | 52,300 | 8.3% | 112,600 | 4.5% | 22,800 | 135,400 | 3.8% |

SOURCE: CMHC

### HOUSING STARTS - CANADA
Seasonally Adjusted at Annual Rates



## NEW HOME SALES

Sales of new homes remained high at a level of 21,600 SAAR in June (1,508 actual units), representing a 3% decrease from 22,200 SAAR in May, but a 28% increase from 16,700 SAAR over the same period in 1995. Affordability drives demand. Low house prices, attractive mortgage rates, and government incentive plans for first time buyers, such as the Home Buyer's Plan, CMHC 5% down-payment program, and the Ontario Land Transfer Tax Rebate have made the new home market attractive to first time buyers. Builders target these consumers by increasing the supply of affordable low-to-medium end single family homes.

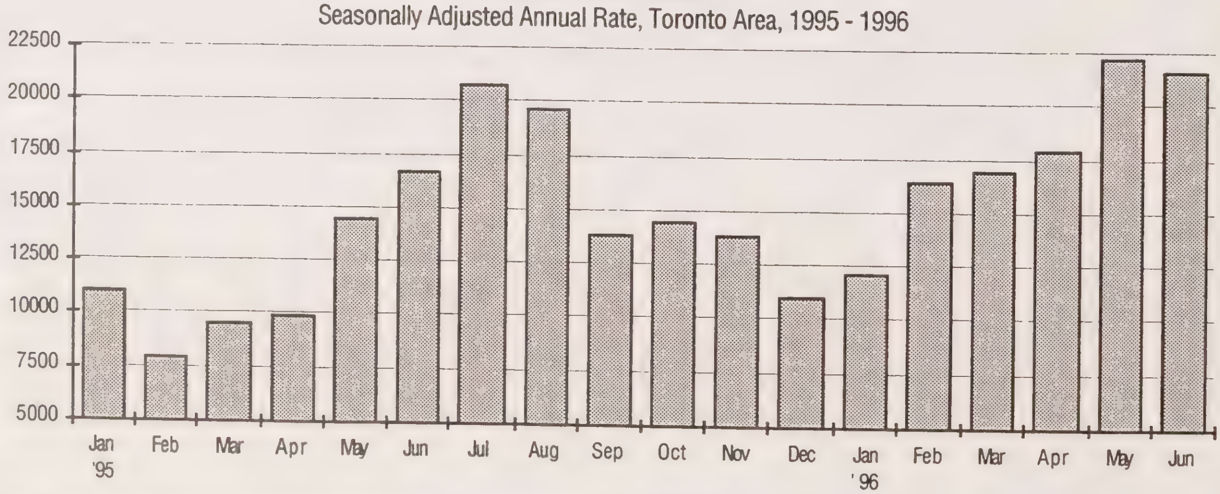
Strong sales of new houses were primarily bolstered by the freehold sales market. Sales of 16,100 SAAR homes were recorded in June, as compared to 16,000 SAAR sales in May. Condo sales declined for the third straight month to 5,500 SAAR in June from 6,200 SAAR in May.

### NEW HOME SALES - TORONTO AREA

| MONTH | FREEHOLD | | CONDOMINIUM | | TOTAL | | PERCENT CHANGE | SAAR | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | 1995 | 1996 | 1995 | 1996 | 1995-1996 | 1995 | 1996 |
| January | 493 | 665 | 372 | 315 | 865 | 980 | 13.3% | 11,000 | 12,200 |
| February | 586 | 1,249 | 232 | 438 | 818 | 1,687 | 106.2% | 8,000 | 16,400 |
| March | 652 | 1,298 | 360 | 551 | 1,012 | 1,849 | 82.7% | 9,500 | 17,000 |
| April | 636 | 1,176 | 291 | 510 | 927 | 1,686 | 81.9% | 9,900 | 18,000 |
| May | 611 | 1,157 | 453 | 467 | 1,064 | 1,624 | 52.6% | 14,500 | 22,200 |
| June | 789 | 1,055 | 388 | 453 | 1,177 | 1,508 | 28.1% | 16,700 | 21,600 |
| July | 856 | | 350 | | 1,206 | | | 20,800 | |
| August | 824 | | 474 | | 1,298 | | | 19,700 | |
| September | 851 | | 381 | | 1,232 | | | 13,900 | |
| October | 957 | | 425 | | 1,382 | | | 14,500 | |
| November | 688 | | 484 | | 1,172 | | | 13,900 | |
| December | 447 | | 257 | | 704 | | | 11,000 | |
| TOTAL | 8,390 | | 4,467 | | 12,857 | | | | |

SOURCE: Greater Toronto Home Builders' Association, Housing Data Report, prepared by Brethour Research Associates Limited; seasonal adjustment by CMHC.

**NEW HOME SALES**
Seasonally Adjusted Annual Rate, Toronto Area, 1995 - 1996



## RESALE ACTIVITY

The resale market had a strong performance with resales at 58,300 SAAR in June (4,979 unadjusted), down marginally from 61,900 SAAR resales recorded in May. Compared to June 1995, current year-to-date resales are 19% higher, indicating a tighter market in 1996.

The second quarter saw a seasonally-adjusted sales-to-listings ratio in excess of 30% which indicates a "sellers market". A higher sales-to-listings ratio of 34.9% SAAR in June is due to the increased demand for resale homes.

Listings were lower than early 1996 levels, but still remain in good supply, at 13,900 SAAR. The average resale price of a home in June was $204,392 up almost $3000 from $201,847 in May. Meanwhile, the median price dipped to $175,000 from $176,000 in May.

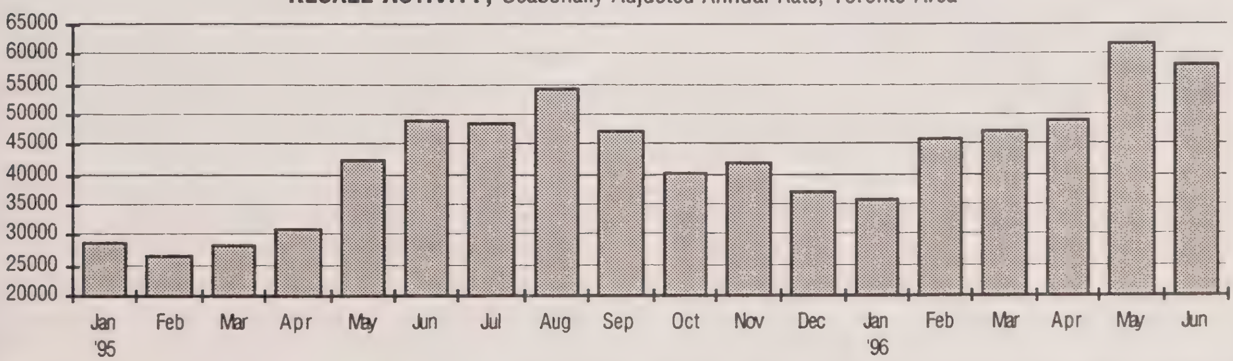
### RESALE ACTIVITY - TORONTO REAL ESTATE BOARD

| MONTH | 1995 Number of Sales | SAAR | Number Listings | Listing SA | Sales to Listings | Sales to Listings SA | Average Price | Median Price |
|---|---|---|---|---|---|---|---|---|
| January | 1,791 | 28,700 | 12,137 | 14,200 | 14.8% | 16.9% | $199,759 | $170,500 |
| February | 2,455 | 26,800 | 13,756 | 14,200 | 17.8% | 15.7% | $208,225 | $175,500 |
| March | 3,218 | 28,600 | 18,396 | 15,200 | 17.5% | 15.7% | $207,556 | $175,000 |
| April | 3,204 | 31,000 | 17,275 | 13,700 | 18.5% | 18.8% | $212,541 | $175,700 |
| May | 3,785 | 42,500 | 18,115 | 14,700 | 20.9% | 24.1% | $212,626 | $177,500 |
| June | 4,172 | 48,900 | 17,023 | 15,100 | 24.5% | 27.0% | $202,297 | $175,000 |
| July | 3,721 | 48,500 | 14,429 | 15,000 | 25.8% | 26.9% | $202,686 | $175,000 |
| August | 4,179 | 54,600 | 14,715 | 16,400 | 28.4% | 27.7% | $198,594 | $172,500 |
| September | 3,841 | 47,500 | 15,434 | 15,200 | 24.9% | 26.1% | $195,099 | $170,000 |
| October | 3,344 | 40,500 | 13,709 | 13,500 | 24.4% | 25.1% | $201,526 | $172,000 |
| November | 3,295 | 41,900 | 12,374 | 13,900 | 26.6% | 25.2% | $197,999 | $170,000 |
| December | 2,268 | 37,300 | 6,976 | 12,500 | 32.5% | 24.9% | $197,119 | $169,000 |
| **TOTAL Jan-Dec** | **39,273** | | | | | | **$203,028** | |

| MONTH | 1996 Number of Sales | SAAR | Number Listings | Listing SA | Sales to Listings | Sales to Listings SA | Average Price | Median Price |
|---|---|---|---|---|---|---|---|---|
| January | 2,222 | 35,700 | 12,805 | 15,000 | 17.4% | 19.9% | $195,169 | $166,000 |
| February | 4,207 | 46,000 | 15,263 | 15,800 | 27.6% | 24.3% | $192,406 | $169,000 |
| March | 5,350 | 47,500 | 16,985 | 14,000 | 31.5% | 28.3% | $197,523 | $171,000 |
| April | 5,070 | 49,100 | 16,139 | 12,800 | 31.4% | 31.9% | $198,445 | $173,000 |
| May | 5,514 | 61,900 | 18,295 | 14,900 | 30.1% | 34.7% | $201,847 | $176,000 |
| June | 4,979 | 58,300 | 15,742 | 13,900 | 31.6% | 34.9% | $204,392 | $175,000 |

N.B. 1) New listings plus reruns
SOURCE: Toronto Real Estate Board; seasonal adjustment by CMHC.

**RESALE ACTIVITY,** Seasonally Adjusted Annual Rate, Toronto Area



## RESALE ACTIVITY - TORONTO BRANCH AREA

| REAL ESTATE BOARD | MAY 1995 | | | MAY 1996 | | | PERCENT CHANGE 1995-1996 | |
|---|---|---|---|---|---|---|---|---|
| | # of Sales | No. of Listings | Average Price | # of Sales | # of Listings | Average Price | # of Sales | Average Price |
| Bancroft District | 35 | 84 | $73,680 | 27 | 104 | $78,463 | -22.9 | 6.5 |
| Barrie and District | 225 | 573 | $135,736 | 322 | 622 | $137,397 | 43.1 | 1.2 |
| Cobourg-Port Hope | 76 | 179 | $121,734 | 95 | 191 | $124,328 | 25.0 | 2.1 |
| Georgian Triangle | 84 | 367 | $113,345 | 119 | 344 | $109,127 | 41.7 | -3.7 |
| Haliburton District | 32 | 172 | $100,547 | 43 | 178 | $105,859 | 34.4 | 5.3 |
| Lindsay and District | 113 | 324 | $103,033 | 96 | 323 | $105,024 | -15.0 | 1.9 |
| Midland and Penetanguishene | 64 | 204 | $93,246 | 69 | 174 | $97,609 | 7.8 | 4.7 |
| Muskoka | 115 | 648 | $103,353 | 165 | 719 | $125,429 | 43.5 | 21.4 |
| Oakville Milton | 229 | 451 | $233,857 | 312 | 448 | $229,325 | 36.2 | -1.9 |
| Orangeville and District | 90 | 187 | $150,117 | 87 | 142 | $136,888 | -3.3 | -8.8 |
| Orillia and District | 73 | 241 | $114,260 | 87 | 294 | $115,805 | 19.2 | 1.4 |
| Peterborough | 175 | 393 | $117,651 | 181 | 314 | $122,349 | 3.4 | 4.0 |
| Quinte & District | 194 | 613 | $105,872 | 193 | 366 | $107,317 | -.5 | 1.4 |
| Toronto | 5102 | 10580 | $201,330 | 5514 | 9256 | $201,848 | 8.1 | .3 |

NB: 1 Only new listings are included in this table
Note: Due to changes in reporting by CREA, Mississauga and Oshawa and District figures are no longer included in this table.

Source: CREA (The Canadian Real Estate Association)

### CMHC NEWS
### 1996 Toronto Housing Outlook Conference

Once again the Toronto Branch will be holding its annual Housing Outlook Conference. Get the information edge just in time for your 1997 business plans. Over 250 individuals took part in last year's event, with favourable reviews received all round. The following topics are tentatively scheduled:

- Housing Outlooks: Local/Provincial/National
- Long-Term Changes in Housing Demand
- Toronto's Changing Rental Market
- Financing Preferences of Consumers
- Land Supply in the GTA.
- Trends in the Residential Investment Market

The date for this year's conference will be November 21, 1996. A conference brochure outlining further details will be available soon. If interested, give us a call at (416) 789-8708.

## NEW RESIDENTIAL CONSTRUCTION ACTIVITY

### Introduction

The new residential construction statistics presented in this report are derived from the Starts and Completions Survey and the Market Absorption Survey conducted by Canada Mortgage and Housing Corporation (CMHC). They refer to self-contained dwelling units not designed for seasonal use.

The Starts and Completions Survey monitors the rate of starts and completions in Canada and the construction period of new dwellings on a monthly basis in urban areas with populations in excess of 10,000 persons. In addition, the survey also provides estimates of the total number of dwelling starts and completions in all provinces using a sample of areas with populations below 10,000 persons which are enumerated quarterly. This sample is then used to estimate the total number of new additions to the housing stock in each quarter for all provinces.

The Market Absorption Survey produces statistics to measure the rate at which units are sold or rented after they have been completed. This survey deals only with newly completed, self-contained dwellings which are not sold, or in the case of rental projects, rented at the time the dwellings are reported as completed in the Starts and Completions Survey. This survey is conducted monthly in Census Metropolitan Areas, large urban centres and Census Agglomerations with 50,000 or more persons.

It should be noted Burlington, Halton Hills, and Milton are not part of the CMHC Toronto Branch territory but are included to provide complete data for Halton Region and the Toronto CMA respectively. Brock and Hamilton Townships are not part of the National survey but are included to provide complete data for Durham Region and Northumberland County respectively. Mono Township, Scugog, Adjala-Tosontario, Brighton, Cavan, Fenelon Township, Hope Township, Laxton, Mariposa Township, Percy Township, Sturgeon Point, Carlow, Limerick, Rawdon, Faraday, and Hungerford are surveyed quarterly. A hyphen ("") is inserted in the following tables in cases where data are not available.

Private rental units refer to privately initiated rental projects, including syndicated rental projects where condominium registration is intended. Assisted rental projects include all projects subsidized by either the federal and/or provincial governments, where at least some units are geared to households in need.

The accompanying definitions and maps have been provided to help clarify the information provided in the following tables. Should you require further assistance, please contact the Toronto Branch Market Analyst at (416) 789-8708.

### DEFINITIONS

**PENDING STARTS** refer to dwelling units where a building permit and/or National Housing Act (NHA) approval exists but construction has not started.

**STARTS** refer to units where construction has advanced to a stage where full (100%) footings are in place. In the case of multiple unit structures, this definition of a start applies to the entire structure.

**UNDER CONSTRUCTION** refers to the inventory of units currently being constructed. Under construction figures include current month starts and excludes current month completions.

**COMPLETIONS** Singles and Semis - occur when 90% or more of a structure has been completed. A structure may be considered to be complete and ready for occupancy when only seasonal deficiencies and/or minor infractions to building codes remain.

Row and Apartments - occur when 90% or more of the dwelling units within a structure are completed and ready for occupancy.

**COMPLETED & NOT ABSORBED** refers to newly constructed, completed units which have never been sold or rented.

**TOTAL SUPPLY** refers to the total supply of new units and includes pending starts, units under construction, and units that are completed but not absorbed.

**ABSORPTIONS** refer to newly completed units which have been sold or rented. The number of absorptions is obtained from a survey initiated when the structure is completed. Units sold or leased prior to construction are not considered as absorbed until the completion stage.*

* Condominium units are absorbed when a firm sale has been reported, even though the unit may not be actually occupied.
* Three and twelve month averages exclude the current month.

# STAY INFORMED WITH CMHC MARKET ANALYSIS PUBLICATIONS

**CMHC is your primary source of housing market information and analysis.**

The following reports are published by CMHC's Toronto Branch. Where no prices are shown, the reports are free of charge. For these reports, please contact Beverly Doucette at 416-789-8708. Items indicated with an asterisk (*) are also available for most centres across Canada. Contact us for more information.

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***LOCAL HOUSING MARKET REPORT** -- This monthly report summarizes statistics on housing and the economy. The reports contain comment, analysis, and topical issues pertaining to local housing markets. At the Toronto Branch, this report covers areas west to Oakville, north to Huntsville, and east to Belleville.

***RENTAL MARKET REPORT** -- This report provides current vacancy and rent statistics of local markets. The report is based on a survey of privately and publicly initiated apartment and row structures of three or more units offered for rent. The report is produced annually and is available for the Toronto CMA, the Oshawa CMA, and the Barrie, Peterborough, and Belleville areas at the Toronto Branch.

**REAL ESTATE FORECAST - TORONTO CMA** -- Produced for real estate professionals and housing consumers, this report includes forecasts of the local economy, interest rates, and key housing indicators such as sales, prices, and listings. It is produced semi-annually (spring and fall). Single copies are free of charge. Large quantity reprints are available at a cost of $25.00 per 100 copies.

**BUILDERS' FORECAST - TORONTO CMA** -- This report summarizes and forecasts components of the new housing market such as interest rates, new home sales, land supply, and demand for ownership and rental product. It is produced semi-annually (spring and fall). Single copies are free of charge. Large quantity reprints are available at a cost of $25.00 per 100 copies.

***HOUSING FORECAST** -- This report combines information included in the Real Estate and Builders' Forecasts. It is also produced semi-annually. At the Toronto Branch, it is available for the Oshawa CMA, the Barrie CA, and the Peterborough CA. Single copies are free of charge. Large quantity reprints are available at a cost of $25.00 per 100 copies.

**RETIREMENT HOME SURVEY** -- An annual report produced to indicate the state of the retirement home market in the Toronto Branch Territory. Vacancy rates, per diem rates, supply and demand factors, and new construction of retirement homes are summarized. ($25)

**CONDOMINIUM SURVEY** -- This annual report is produced for the Toronto CMA as a supplement to the Rental Market Survey to determine rental vacancy rates in condominiums, price and rent per square foot, and new supply. ($15)

**LAND SUPPLY SURVEY** -- This report is produced in conjunction with the Ministry of Housing and area municipalities. It monitors the active, draft-approved, and registered plans of subdivision and residential land availability. Long term potential demand is discussed to indicate the duration of land supply. It is an annual report available for the Greater Toronto Area. ($20)

**MULTIPLE UNIT PROGRESS REPORTS** -- This report is a quarterly listing of multiple unit projects currently approved and under construction in the Toronto Branch. ($15 for a single issue or $40 annually)

**DETAILED LOCAL HOUSING MARKET REPORT TABLES** -- These are statistical tables for the area municipalities and are available monthly ($10 for a single issue or $75 annually). These are also available by fax ($15 for a single issue or $100 annually).

**DETAILED RENTAL MARKET REPORT TABLES** -- These are statistical tables which include vacancies by age of structure, average rents by age of structure, and vacancy rates by rent range. They are available for Toronto (covering each of 31 zones -- $25), Oshawa (covering each of 4 zones -- $10), Barrie ($10), Peterborough ($10), and Belleville ($10).

**WHO'S OUT THERE?** -- Using CMHC's extensive database on NHA mortgages, this report profiles NHA borrowers, and the choices they make in the real estate and mortgage markets. Produced quarterly for the Toronto CMA, lending and real estate professionals can use it in their business planning and to educate their clients. ($8 for a single issue, $20 annually)

# SUMMARY TABLES

| | SINGLES | | | JUNE HOUSING STARTS MULTIPLES | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| CMHC TORONTO BRANCH | 1,186 | 1,537 | 29.6 | 844 | 714 | -15.4 | 2,030 | 2,251 | 10.9 |
| GREATER TORONTO AREA | 959 | 1,321 | 37.7 | 789 | 784 | -0.6 | 1,748 | 2,105 | 20.4 |
| TORONTO CMA: | 875 | 1,125 | 28.6 | 748 | 719 | -3.9 | 1,623 | 1,844 | 13.6 |
| METRO TORONTO: | 97 | 84 | -13.4 | 396 | 184 | -53.5 | 493 | 268 | -45.6 |
| Toronto City | 5 | 5 | 0.0 | 164 | 182 | 11.0 | 169 | 187 | 10.7 |
| East York | 3 | 0 | -100.0 | 2 | 0 | -100.0 | 5 | 0 | -100.0 |
| Etobicoke | 12 | 5 | -58.3 | 0 | 0 | N/A | 12 | 5 | -58.3 |
| North York | 69 | 48 | -30.4 | 230 | 2 | -99.1 | 299 | 50 | -83.3 |
| Scarborough | 8 | 26 | 225.0 | 0 | 0 | N/A | 8 | 26 | 225.0 |
| York City | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| YORK REGION: | 490 | 403 | -17.8 | 125 | 167 | 33.6 | 615 | 570 | -7.3 |
| Aurora | 25 | 37 | 48.0 | 19 | 4 | -78.9 | 44 | 41 | -6.8 |
| East Gwillimbury | 3 | 3 | 0.0 | 0 | 0 | N/A | 3 | 3 | 0.0 |
| Georgina Island | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Georgina Township | 3 | 7 | 133.3 | 0 | 0 | N/A | 3 | 7 | 133.3 |
| King | 5 | 4 | -20.0 | 0 | 0 | N/A | 5 | 4 | -20.0 |
| Markham | 206 | 105 | -49.0 | 0 | 0 | N/A | 206 | 105 | -49.0 |
| Newmarket | 97 | 83 | -14.4 | 106 | 0 | -100.0 | 203 | 83 | -59.1 |
| Richmond Hill | 74 | 46 | -37.8 | 0 | 17 | N/A | 74 | 63 | -14.9 |
| Vaughan | 69 | 114 | 65.2 | 0 | 146 | N/A | 69 | 260 | 276.8 |
| Whitchurch-Stouffville | 8 | 4 | -50.0 | 0 | 0 | N/A | 8 | 4 | -50.0 |
| PEEL REGION: | 162 | 397 | 145.1 | 167 | 256 | 53.3 | 329 | 653 | 98.5 |
| Brampton | 32 | 116 | 262.5 | 16 | 176 | 1000.0 | 48 | 292 | 508.3 |
| Caledon | 8 | 5 | -37.5 | 0 | 29 | N/A | 8 | 34 | 325.0 |
| Mississauga | 122 | 276 | 126.2 | 151 | 51 | -66.2 | 273 | 327 | 19.8 |
| HALTON REGION: | 73 | 151 | 106.8 | 62 | 131 | 111.3 | 135 | 282 | 108.9 |
| Burlington ** | 20 | 55 | 175.0 | 2 | 57 | 2750.0 | 22 | 112 | 409.1 |
| Halton Hills | 32 | 37 | 15.6 | 12 | 52 | 333.3 | 44 | 89 | 102.3 |
| Milton | 1 | 4 | 300.0 | 0 | 0 | N/A | 1 | 4 | 300.0 |
| Oakville | 20 | 55 | 175.0 | 48 | 22 | -54.2 | 68 | 77 | 13.2 |
| REST OF TORONTO CMA: | 73 | 145 | 98.6 | 0 | 38 | N/A | 73 | 183 | 150.7 |
| Ajax | 13 | 107 | 723.1 | 0 | 0 | N/A | 13 | 107 | 723.1 |
| Bradford West Gwillimbury | 5 | 0 | -100.0 | 0 | 0 | N/A | 5 | 0 | -100.0 |
| Orangeville | 10 | 0 | -100.0 | 0 | 0 | N/A | 10 | 0 | -100.0 |
| Pickering | 23 | 26 | 13.0 | 0 | 20 | N/A | 23 | 46 | 100.0 |
| New Tecumseth | 18 | 4 | -77.8 | 0 | 18 | N/A | 18 | 22 | 22.2 |
| Uxbridge | 4 | 8 | 100.0 | 0 | 0 | N/A | 4 | 8 | 100.0 |
| Mono Township ** | 2 | 0 | -100.0 | 0 | 0 | N/A | 2 | 0 | -100.0 |
| DURHAM REGION: | 137 | 286 | 108.8 | 39 | 46 | 17.9 | 176 | 332 | 88.6 |
| OSHAWA CMA: | 77 | 116 | 50.6 | 39 | 26 | -33.3 | 116 | 142 | 22.4 |
| Oshawa City | 24 | 34 | 41.7 | 2 | 2 | 0.0 | 26 | 36 | 38.5 |
| Clarington | 29 | 39 | 34.5 | 28 | 6 | -78.6 | 57 | 45 | -21.1 |
| Whitby | 24 | 43 | 79.2 | 9 | 18 | 100.0 | 33 | 61 | 84.8 |
| REST OF DURHAM: | 60 | 170 | 183.3 | 0 | 20 | N/A | 60 | 190 | 216.7 |
| Ajax | 13 | 107 | 723.1 | 0 | 0 | N/A | 13 | 107 | 723.1 |
| Brock | 8 | 2 | -75.0 | 0 | 0 | N/A | 8 | 2 | -75.0 |
| Pickering | 23 | 26 | 13.0 | 0 | 20 | N/A | 23 | 46 | 100.0 |
| Scugog | 12 | 27 | 125.0 | 0 | 0 | N/A | 12 | 27 | 125.0 |
| Uxbridge | 4 | 8 | 100.0 | 0 | 0 | N/A | 4 | 8 | 100.0 |
| SIMCOE COUNTY: | 139 | 163 | 17.3 | 21 | 33 | 57.1 | 160 | 196 | 22.5 |
| BARRIE CA: | 63 | 108 | 71.4 | 21 | 8 | -61.9 | 84 | 116 | 38.1 |
| Barrie City | 44 | 65 | 47.7 | 21 | 2 | -90.5 | 65 | 67 | 3.1 |
| Innisfil | 18 | 36 | 100.0 | 0 | 0 | N/A | 18 | 36 | 100.0 |
| Springwater Township | 1 | 7 | 600.0 | 0 | 6 | N/A | 1 | 13 | 1200.0 |
| COLLINGWOOD | 3 | 7 | 133.3 | 0 | 3 | N/A | 3 | 10 | 233.3 |
| MIDLAND CA: | 20 | 18 | -10.0 | 0 | 0 | N/A | 20 | 18 | -10.0 |
| Midland Town | 5 | 1 | -80.0 | 0 | 0 | N/A | 5 | 1 | -80.0 |
| Penetanguishene | 4 | 8 | 100.0 | 0 | 0 | N/A | 4 | 8 | 100.0 |
| Christian Island | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Tay Township | 4 | 4 | 0.0 | 0 | 0 | N/A | 4 | 4 | 0.0 |
| Tiny Township | 7 | 5 | -28.6 | 0 | 0 | N/A | 7 | 5 | -28.6 |

| | SINGLES | | | JUNE HOUSING STARTS MULTIPLES | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| ORILLIA CA: | 15 | 26 | 73.3 | 0 | 4 | N/A | 15 | 30 | 100.0 |
| Orillia City | 6 | 18 | 200.0 | 0 | 4 | N/A | 6 | 22 | 266.7 |
| Severn Township | 9 | 8 | -11.1 | 0 | 0 | N/A | 9 | 8 | -11.1 |
| REST OF SIMCOE COUNTY: | 38 | 4 | -89.5 | 0 | 18 | N/A | 38 | 22 | -42.1 |
| Adjala-Tosorontio Township | 15 | 0 | -100.0 | 0 | 0 | N/A | 15 | 0 | -100.0 |
| Bradford West Gwillimbury | 5 | 0 | -100.0 | 0 | 0 | N/A | 5 | 0 | -100.0 |
| New Tecumseth | 18 | 4 | -77.8 | 0 | 18 | N/A | 18 | 22 | 22.2 |
| MUSKOKA DISTRICT: | 22 | 8 | -63.6 | 2 | 0 | -100.0 | 24 | 8 | -66.7 |
| Bracebridge | 3 | 7 | 133.3 | 2 | 0 | -100.0 | 5 | 7 | 40.0 |
| Gravenhurst | 10 | 0 | -100.0 | 0 | 0 | N/A | 10 | 0 | -100.0 |
| Huntsville | 9 | 1 | -88.9 | 0 | 0 | N/A | 9 | 1 | -88.9 |
| VICTORIA/HALIBURTON: | 14 | 17 | 21.4 | 0 | 0 | N/A | 14 | 17 | 21.4 |
| LINDSAY CA: | 4 | 4 | 0.0 | 0 | 0 | N/A | 4 | 4 | 0.0 |
| Lindsay Town | 2 | 2 | 0.0 | 0 | 0 | N/A | 2 | 2 | 0.0 |
| Ops Township | 2 | 2 | 0.0 | 0 | 0 | N/A | 2 | 2 | 0.0 |
| REST OF VICTORIA/HALIBURTON | 10 | 13 | 30.0 | 0 | 0 | N/A | 10 | 13 | 30.0 |
| Fenelon Township | 8 | 5 | -37.5 | 0 | 0 | N/A | 8 | 5 | -37.5 |
| Laxton Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Mariposa Township | 2 | 8 | 300.0 | 0 | 0 | N/A | 2 | 8 | 300.0 |
| Sturgeon Point Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| PETERBOROUGH COUNTY: | 24 | 45 | 87.5 | 0 | 0 | N/A | 24 | 45 | 87.5 |
| PETERBOROUGH CA: | 19 | 37 | 94.7 | 0 | 0 | N/A | 19 | 37 | 94.7 |
| Peterborough City | 9 | 21 | 133.3 | 0 | 0 | N/A | 9 | 21 | 133.3 |
| Dummer Township | 3 | 2 | -33.3 | 0 | 0 | N/A | 3 | 2 | -33.3 |
| Douro Township | 1 | 2 | 100.0 | 0 | 0 | N/A | 1 | 2 | 100.0 |
| Ennismore Township | 2 | 3 | 50.0 | 0 | 0 | N/A | 2 | 3 | 50.0 |
| Indian Reserves 35&36 | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Lakefield | 0 | 2 | N/A | 0 | 0 | N/A | 0 | 2 | N/A |
| North Monaghan Township | 1 | 1 | 0.0 | 0 | 0 | N/A | 1 | 1 | 0.0 |
| Otonabee Township | 0 | 3 | N/A | 0 | 0 | N/A | 0 | 3 | N/A |
| Smith Township | 3 | 3 | 0.0 | 0 | 0 | N/A | 3 | 3 | 0.0 |
| REST OF PETERBOROUGH COUNTY | 5 | 8 | 60.0 | 0 | 0 | N/A | 5 | 8 | 60.0 |
| Cavan Township | 5 | 8 | 60.0 | 0 | 0 | N/A | 5 | 8 | 60.0 |
| NORTHUMBERLAND COUNTY: | 39 | 49 | 25.6 | 0 | 0 | N/A | 39 | 49 | 25.6 |
| COBOURG | 11 | 12 | 9.1 | 0 | 0 | N/A | 11 | 12 | 9.1 |
| REST OF NORTHUMBERLAND: | 28 | 37 | 32.1 | 0 | 0 | N/A | 28 | 37 | 32.1 |
| Port Hope | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Murray Township | 10 | 9 | -10.0 | 0 | 0 | N/A | 10 | 9 | -10.0 |
| Brighton Town | 10 | 15 | 50.0 | 0 | 0 | N/A | 10 | 15 | 50.0 |
| Hope Township | 3 | 3 | 0.0 | 0 | 0 | N/A | 3 | 3 | 0.0 |
| Percy Township | 0 | 2 | N/A | 0 | 0 | N/A | 0 | 2 | N/A |
| Hamilton Township | 5 | 8 | 60.0 | 0 | 0 | N/A | 5 | 8 | 60.0 |
| HASTINGS/PRINCE EDWARD: | 32 | 30 | -6.3 | 46 | 6 | -87.0 | 78 | 36 | -53.8 |
| BELLEVILLE CA: | 36 | 32 | -11.1 | 46 | 6 | -87.0 | 82 | 38 | -53.7 |
| Belleville City | 3 | 8 | 166.7 | 40 | 2 | -95.0 | 43 | 10 | -76.7 |
| Ameliasburgh Township | 14 | 2 | -85.7 | 0 | 0 | N/A | 14 | 2 | -85.7 |
| Frankford Village | 1 | 0 | -100.0 | 6 | 4 | -33.3 | 7 | 4 | -42.9 |
| Murray Township | 10 | 9 | -10.0 | 0 | 0 | N/A | 10 | 9 | -10.0 |
| Sidney Township | 5 | 7 | 40.0 | 0 | 0 | N/A | 5 | 7 | 40.0 |
| Stirling Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Thurlow Township | 2 | 4 | 100.0 | 0 | 0 | N/A | 2 | 4 | 100.0 |
| Trenton City | 1 | 2 | 100.0 | 0 | 0 | N/A | 1 | 2 | 100.0 |
| REST OF HASTINGS: | 6 | 7 | 16.7 | 0 | 0 | N/A | 6 | 7 | 16.7 |
| Carlow, Limerick & Rawdon | 2 | 3 | 50.0 | 0 | 0 | N/A | 2 | 3 | 50.0 |
| Faraday Township | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| Hungerford Township | 4 | 3 | -25.0 | 0 | 0 | N/A | 4 | 3 | -25.0 |

| | JANUARY-JUNE HOUSING STARTS | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | SINGLES | | | MULTIPLES | | | TOTAL | | |
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| CMHC TORONTO BRANCH | 4,554 | 5,501 | 20.8 | 4,608 | 3,599 | -21.9 | 9,162 | 9,100 | -0.7 |
| GREATER TORONTO AREA | 4,063 | 4,811 | 18.4 | 4,454 | 3,762 | -15.5 | 8,517 | 8,573 | 0.7 |
| TORONTO CMA: | 3,508 | 4,275 | 21.9 | 4,205 | 3,509 | -16.6 | 7,713 | 7,784 | 0.9 |
| METRO TORONTO: | 281 | 318 | 13.2 | 1,995 | 1,440 | -27.8 | 2,276 | 1,758 | -22.8 |
| Toronto City | 21 | 22 | 4.8 | 303 | 921 | 204.0 | 324 | 943 | 191.0 |
| East York | 13 | 10 | -23.1 | 2 | 0 | -100.0 | 15 | 10 | -33.3 |
| Etobicoke | 32 | 55 | 71.9 | 11 | 4 | -63.6 | 43 | 59 | 37.2 |
| North York | 140 | 121 | -13.6 | 1,242 | 482 | -61.2 | 1,382 | 603 | -56.4 |
| Scarborough | 74 | 108 | 45.9 | 356 | 23 | -93.5 | 430 | 131 | -69.5 |
| York City | 1 | 2 | 100.0 | 81 | 10 | -87.7 | 82 | 12 | -85.4 |
| YORK REGION: | 1,470 | 1,508 | 2.6 | 867 | 739 | -14.8 | 2,337 | 2,247 | -3.9 |
| Aurora | 80 | 151 | 88.8 | 37 | 117 | 216.2 | 117 | 268 | 129.1 |
| East Gwillimbury | 7 | 26 | 271.4 | 0 | 0 | N/A | 7 | 26 | 271.4 |
| Georgina Island | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Georgina Township | 11 | 25 | 127.3 | 0 | 5 | N/A | 11 | 30 | 172.7 |
| King | 9 | 8 | -11.1 | 0 | 0 | N/A | 9 | 8 | -11.1 |
| Markham | 684 | 479 | -30.0 | 237 | 81 | -65.8 | 921 | 560 | -39.2 |
| Newmarket | 170 | 166 | -2.4 | 172 | 141 | -18.0 | 342 | 307 | -10.2 |
| Richmond Hill | 254 | 139 | -45.3 | 80 | 64 | -20.0 | 334 | 203 | -39.2 |
| Vaughan | 230 | 489 | 112.6 | 332 | 331 | -0.3 | 562 | 820 | 45.9 |
| Whitchurch-Stouffville | 25 | 25 | 0.0 | 9 | 0 | -100.0 | 34 | 25 | -26.5 |
| PEEL REGION: | 1,220 | 1,571 | 28.8 | 1,207 | 927 | -23.2 | 2,427 | 2,498 | 2.9 |
| Brampton | 453 | 538 | 18.8 | 276 | 516 | 87.0 | 729 | 1,054 | 44.6 |
| Caledon | 97 | 148 | 52.6 | 0 | 37 | N/A | 97 | 185 | 90.7 |
| Mississauga | 670 | 885 | 32.1 | 931 | 374 | -59.8 | 1,601 | 1,259 | -21.4 |
| HALTON REGION: | 296 | 492 | 66.2 | 205 | 377 | 83.9 | 501 | 869 | 73.5 |
| Burlington ** | 73 | 198 | 171.2 | 120 | 192 | 60.0 | 193 | 390 | 102.1 |
| Halton Hills | 103 | 104 | 1.0 | 12 | 92 | 666.7 | 115 | 196 | 70.4 |
| Milton | 8 | 10 | 25.0 | 0 | 0 | N/A | 8 | 10 | 25.0 |
| Oakville | 112 | 180 | 60.7 | 73 | 93 | 27.4 | 185 | 273 | 47.6 |
| REST OF TORONTO CMA: | 314 | 584 | 86.0 | 51 | 218 | 327.5 | 365 | 802 | 119.7 |
| Ajax | 34 | 244 | 617.6 | 0 | 120 | N/A | 34 | 364 | 970.6 |
| Bradford West Gwillimbury | 33 | 32 | -3.0 | 0 | 0 | N/A | 33 | 32 | -3.0 |
| Orangeville | 83 | 88 | 6.0 | 6 | 0 | -100.0 | 89 | 88 | -1.1 |
| Pickering | 123 | 152 | 23.6 | 38 | 80 | 110.5 | 161 | 232 | 44.1 |
| New Tecumseth | 29 | 35 | 20.7 | 7 | 18 | 157.1 | 36 | 53 | 47.2 |
| Uxbridge | 12 | 33 | 175.0 | 0 | 0 | N/A | 12 | 33 | 175.0 |
| Mono Township ** | 3 | 0 | -100.0 | 0 | 0 | N/A | 3 | 0 | -100.0 |
| DURHAM REGION: | 796 | 922 | 15.8 | 180 | 279 | 55.0 | 976 | 1,201 | 23.1 |
| OSHAWA CMA: | 599 | 459 | -23.4 | 142 | 79 | -44.4 | 741 | 538 | -27.4 |
| Oshawa City | 145 | 155 | 6.9 | 6 | 21 | 250.0 | 151 | 176 | 16.6 |
| Clarington | 162 | 160 | -1.2 | 67 | 32 | -52.2 | 229 | 192 | -16.2 |
| Whitby | 292 | 144 | -50.7 | 69 | 26 | -62.3 | 361 | 170 | -52.9 |
| REST OF DURHAM: | 197 | 463 | 135.0 | 38 | 200 | 426.3 | 235 | 663 | 182.1 |
| Ajax | 34 | 244 | 617.6 | 0 | 120 | N/A | 34 | 364 | 970.6 |
| Brock | 9 | 3 | -66.7 | 0 | 0 | N/A | 9 | 3 | -66.7 |
| Pickering | 123 | 152 | 23.6 | 38 | 80 | 110.5 | 161 | 232 | 44.1 |
| Scugog | 19 | 31 | 63.2 | 0 | 0 | N/A | 19 | 31 | 63.2 |
| Uxbridge | 12 | 33 | 175.0 | 0 | 0 | N/A | 12 | 33 | 175.0 |
| SIMCOE COUNTY: | 334 | 580 | 73.7 | 36 | 85 | 136.1 | 370 | 665 | 79.7 |
| BARRIE CA: | 163 | 404 | 147.9 | 29 | 38 | 31.0 | 192 | 442 | 130.2 |
| Barrie City | 125 | 315 | 152.0 | 29 | 32 | 10.3 | 154 | 347 | 125.3 |
| Innisfil | 28 | 73 | 160.7 | 0 | 0 | N/A | 28 | 73 | 160.7 |
| Springwater Township | 10 | 16 | 60.0 | 0 | 6 | N/A | 10 | 22 | 120.0 |
| COLLINGWOOD | 10 | 12 | 20.0 | 0 | 3 | N/A | 10 | 15 | 50.0 |
| MIDLAND CA: | 40 | 49 | 22.5 | 0 | 0 | N/A | 40 | 49 | 22.5 |
| Midland Town | 8 | 3 | -62.5 | 0 | 0 | N/A | 8 | 3 | -62.5 |
| Penetanguishene | 5 | 19 | 280.0 | 0 | 0 | N/A | 5 | 19 | 280.0 |
| Christian Island | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Tay Township | 18 | 13 | -27.8 | 0 | 0 | N/A | 18 | 13 | -27.8 |
| Tiny Township | 8 | 14 | 75.0 | 0 | 0 | N/A | 8 | 14 | 75.0 |

| | JANUARY-JUNE HOUSING STARTS | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | SINGLES | | | MULTIPLES | | | TOTAL | | |
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| ORILLIA CA: | 40 | 48 | 20.0 | 0 | 26 | N/A | 40 | 74 | 85.0 |
| Orillia City | 17 | 33 | 94.1 | 0 | 26 | N/A | 17 | 59 | 247.1 |
| Severn Township | 23 | 15 | -34.8 | 0 | 0 | N/A | 23 | 15 | -34.8 |
| REST OF SIMCOE COUNTY: | 81 | 67 | -17.3 | 7 | 18 | 157.1 | 88 | 85 | -3.4 |
| Adjala-Tosorontio Township | 19 | 0 | -100.0 | 0 | 0 | N/A | 19 | 0 | -100.0 |
| Bradford West Gwillimbury | 33 | 32 | -3.0 | 0 | 0 | N/A | 33 | 32 | -3.0 |
| New Tecumseth | 29 | 35 | 20.7 | 7 | 18 | 157.1 | 36 | 53 | 47.2 |
| MUSKOKA DISTRICT: | 39 | 16 | -59.0 | 8 | 0 | -100.0 | 47 | 16 | -66.0 |
| Bracebridge | 7 | 10 | 42.9 | 8 | 0 | -100.0 | 15 | 10 | -33.3 |
| Gravenhurst | 11 | 0 | -100.0 | 0 | 0 | N/A | 11 | 0 | -100.0 |
| Huntsville | 21 | 6 | -71.4 | 0 | 0 | N/A | 21 | 6 | -71.4 |
| VICTORIA/HALIBURTON: | 27 | 29 | 7.4 | 6 | 0 | -100.0 | 33 | 29 | -12.1 |
| LINDSAY CA: | 17 | 15 | -11.8 | 6 | 0 | -100.0 | 23 | 15 | -34.8 |
| Lindsay Town | 11 | 11 | 0.0 | 6 | 0 | -100.0 | 17 | 11 | -35.3 |
| Ops Township | 6 | 4 | -33.3 | 0 | 0 | N/A | 6 | 4 | -33.3 |
| REST OF VICTORIA/HALIBURTON | 10 | 14 | 40.0 | 0 | 0 | N/A | 10 | 14 | 40.0 |
| Fenelon Township | 8 | 6 | -25.0 | 0 | 0 | N/A | 8 | 6 | -25.0 |
| Laxton Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Mariposa Township | 2 | 8 | 300.0 | 0 | 0 | N/A | 2 | 8 | 300.0 |
| Sturgeon Point Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| PETERBOROUGH COUNTY: | 76 | 118 | 55.3 | 146 | 17 | -88.4 | 222 | 135 | -39.2 |
| PETERBOROUGH CA: | 69 | 109 | 58.0 | 146 | 17 | -88.4 | 215 | 126 | -41.4 |
| Peterborough City | 41 | 81 | 97.6 | 146 | 17 | -88.4 | 187 | 98 | -47.6 |
| Dummer Township | 4 | 4 | 0.0 | 0 | 0 | N/A | 4 | 4 | 0.0 |
| Douro Township | 5 | 7 | 40.0 | 0 | 0 | N/A | 5 | 7 | 40.0 |
| Ennismore Township | 5 | 3 | -40.0 | 0 | 0 | N/A | 5 | 3 | -40.0 |
| Indian Reserves 35&36 | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Lakefield | 0 | 2 | N/A | 0 | 0 | N/A | 0 | 2 | N/A |
| North Monaghan Township | 2 | 2 | 0.0 | 0 | 0 | N/A | 2 | 2 | 0.0 |
| Otonabee Township | 3 | 5 | 66.7 | 0 | 0 | N/A | 3 | 5 | 66.7 |
| Smith Township | 9 | 5 | -44.4 | 0 | 0 | N/A | 9 | 5 | -44.4 |
| REST OF PETERBOROUGH COUNTY | 7 | 9 | 28.6 | 0 | 0 | N/A | 7 | 9 | 28.6 |
| Cavan Township | 7 | 9 | 28.6 | 0 | 0 | N/A | 7 | 9 | 28.6 |
| NORTHUMBERLAND COUNTY: | 64 | 98 | 53.1 | 34 | 7 | -79.4 | 98 | 105 | 7.1 |
| COBOURG | 26 | 33 | 26.9 | 34 | 7 | -79.4 | 60 | 40 | -33.3 |
| REST OF NORTHUMBERLAND: | 38 | 65 | 71.1 | 0 | 0 | N/A | 38 | 65 | 71.1 |
| Port Hope | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Murray Township | 19 | 34 | 78.9 | 0 | 0 | N/A | 19 | 34 | 78.9 |
| Brighton Town | 10 | 15 | 50.0 | 0 | 0 | N/A | 10 | 15 | 50.0 |
| Hope Township | 3 | 3 | 0.0 | 0 | 0 | N/A | 3 | 3 | 0.0 |
| Percy Township | 1 | 4 | 300.0 | 0 | 0 | N/A | 1 | 4 | 300.0 |
| Hamilton Township | 5 | 9 | 80.0 | 0 | 0 | N/A | 5 | 9 | 80.0 |
| HASTINGS/PRINCE EDWARD: | 52 | 73 | 40.4 | 50 | 12 | -76.0 | 102 | 85 | -16.7 |
| BELLEVILLE CA: | 65 | 96 | 47.7 | 50 | 12 | -76.0 | 115 | 108 | -6.1 |
| Belleville City | 5 | 28 | 460.0 | 40 | 4 | -90.0 | 45 | 32 | -28.9 |
| Ameliasburgh Township | 16 | 7 | -56.3 | 0 | 0 | N/A | 16 | 7 | -56.3 |
| Frankford Village | 1 | 0 | -100.0 | 6 | 6 | 0.0 | 7 | 6 | -14.3 |
| Murray Township | 19 | 34 | 78.9 | 0 | 0 | N/A | 19 | 34 | 78.9 |
| Sidney Township | 9 | 14 | 55.6 | 0 | 0 | N/A | 9 | 14 | 55.6 |
| Stirling Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Thurlow Township | 10 | 10 | 0.0 | 0 | 0 | N/A | 10 | 10 | 0.0 |
| Trenton City | 5 | 3 | -40.0 | 4 | 2 | -50.0 | 9 | 5 | -44.4 |
| REST OF HASTINGS: | 6 | 11 | 83.3 | 0 | 0 | N/A | 6 | 11 | 83.3 |
| Carlow, Limerick & Rawdon | 2 | 5 | 150.0 | 0 | 0 | N/A | 2 | 5 | 150.0 |
| Faraday Township | 0 | 2 | N/A | 0 | 0 | N/A | 0 | 2 | N/A |
| Hungerford Township | 4 | 4 | 0.0 | 0 | 0 | N/A | 4 | 4 | 0.0 |

| | | OWNERSHIP | | | | | RENTAL | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | FREEHOLD | | | CONDOMINIUM | | PRIVATE | | ASSISTED | | TOTAL | TOTAL | GRAND |
| CMHC TORONTO BRANCH | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | ROW | APT | TOTAL |
| Pending Starts | | 2666 | 399 | 601 | 807 | 993 | 0 | 64 | 0 | 28 | 1408 | 1085 | 555 |
| STARTS | - Current Month | 1537 | 258 | 219 | 84 | 5 | 0 | 6 | 0 | 142 | 303 | 153 | 225 |
| | - Year-To-Date 1996 | 5501 | 792 | 900 | 396 | 720 | 3 | 6 | 19 | 763 | 1318 | 1489 | 910 |
| | - Year-To-Date 1995 | 4554 | 412 | 1164 | 344 | 1546 | 0 | 151 | 5 | 986 | 1513 | 2683 | 916 |
| Under Construction | - 1996 | 6478 | 916 | 1264 | 688 | 3074 | 0 | 45 | 105 | 1727 | 2057 | 4846 | 1429 |
| | - 1995 | 5882 | 562 | 1207 | 639 | 2838 | 0 | 258 | 23 | 2144 | 1869 | 5240 | 1355 |
| COMPLETIONS | - Current Month | 787 | 98 | 309 | 77 | 96 | 0 | 7 | 0 | 428 | 386 | 531 | 180 |
| | - Year-To-Date 1996 | 4139 | 516 | 1264 | 437 | 1391 | 6 | 205 | 0 | 1349 | 1707 | 2945 | 930 |
| | - Year-To-Date 1995 | 5130 | 474 | 829 | 383 | 676 | 4 | 120 | 81 | 1640 | 1297 | 2436 | 933 |
| Completed & Not Absorbed | - 1996 | 590 | 140 | 73 | 60 | 637 | 0 | 55 | 0 | 52 | 133 | 744 | 160 |
| | - 1995 | 744 | 129 | 68 | 78 | 736 | 0 | 10 | 2 | 42 | 148 | 788 | 180 |
| Total Supply | - 1996 | 9734 | 1455 | 1938 | 1555 | 4704 | 0 | 164 | 105 | 1807 | 3598 | 6675 | 2146 |
| | - 1995 | 9084 | 1010 | 1630 | 1037 | 4928 | 0 | 340 | 111 | 3031 | 2778 | 8299 | 2117 |
| Absorptions | - Current Month | 785 | 84 | 289 | 80 | 147 | 0 | 10 | 0 | 436 | 369 | 593 | 183 |
| | - 3 Month Average | 655 | 95 | 196 | 78 | 171 | 0 | 44 | 0 | 265 | 274 | 480 | 150 |
| | - 12 Month Average | 833 | 88 | 185 | 81 | 195 | 1 | 29 | 3 | 154 | 270 | 378 | 156 |

GREATER TORONTO AREA

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 2414 | 416 | 687 | 807 | 993 | 0 | 76 | 0 | 28 | 1494 | 1097 | 542 |
| STARTS | - Current Month | 1321 | 240 | 266 | 77 | 5 | 0 | 54 | 0 | 142 | 343 | 201 | 210 |
| | - Year-To-Date 1996 | 4811 | 760 | 1009 | 463 | 691 | 3 | 54 | 19 | 763 | 1494 | 1508 | 857 |
| | - Year-To-Date 1995 | 4063 | 396 | 1143 | 340 | 1584 | 0 | 0 | 5 | 986 | 1488 | 2570 | 851 |
| Under Construction | - 1996 | 5642 | 896 | 1433 | 825 | 2995 | 0 | 93 | 105 | 1727 | 2363 | 4815 | 1371 |
| | - 1995 | 5194 | 550 | 1250 | 705 | 2826 | 0 | 53 | 23 | 2144 | 1978 | 5023 | 1274 |
| COMPLETIONS | - Current Month | 632 | 76 | 309 | 85 | 96 | 0 | 7 | 0 | 428 | 394 | 531 | 163 |
| | - Year-To-Date 1996 | 3466 | 436 | 1210 | 436 | 1370 | 6 | 87 | 0 | 1237 | 1652 | 2694 | 824 |
| | - Year-To-Date 1995 | 4618 | 460 | 839 | 508 | 653 | 4 | 115 | 68 | 1604 | 1419 | 2372 | 886 |
| Completed & Not Absorbed | - 1996 | 498 | 109 | 61 | 38 | 642 | 0 | 3 | 0 | 38 | 99 | 683 | 138 |
| | - 1995 | 526 | 121 | 59 | 75 | 749 | 0 | 6 | 12 | 42 | 146 | 797 | 159 |
| Total Supply | - 1996 | 8554 | 1421 | 2181 | 1670 | 4630 | 0 | 172 | 105 | 1793 | 3956 | 6595 | 2052 |
| | - 1995 | 8019 | 1006 | 1787 | 1100 | 4929 | 0 | 78 | 121 | 2959 | 3008 | 7966 | 1999 |
| Absorptions | - Current Month | 629 | 63 | 284 | 92 | 148 | 0 | 7 | 0 | 428 | 376 | 583 | 165 |
| | - 3 Month Average | 565 | 85 | 194 | 82 | 166 | 0 | 23 | 0 | 235 | 276 | 424 | 135 |
| | - 12 Month Average | 699 | 79 | 177 | 87 | 198 | 1 | 17 | 5 | 148 | 270 | 363 | 141 |

TORONTO CMA

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 2186 | 396 | 554 | 807 | 993 | 0 | 16 | 0 | 28 | 1361 | 1037 | 498 |
| STARTS | - Current Month | 1125 | 246 | 195 | 77 | 5 | 0 | 54 | 0 | 142 | 272 | 201 | 184 |
| | - Year-To-Date 1996 | 4275 | 750 | 825 | 404 | 691 | 3 | 54 | 19 | 763 | 1251 | 1508 | 778 |
| | - Year-To-Date 1995 | 3508 | 378 | 1048 | 303 | 1512 | 0 | 0 | 5 | 959 | 1356 | 2471 | 771 |
| Under Construction | - 1996 | 5036 | 886 | 1245 | 690 | 2995 | 0 | 93 | 105 | 1679 | 2040 | 4767 | 1272 |
| | - 1995 | 4690 | 532 | 1184 | 582 | 2754 | 0 | 53 | 23 | 2117 | 1789 | 4924 | 1193 |
| COMPLETIONS | - Current Month | 566 | 70 | 297 | 77 | 96 | 0 | 7 | 0 | 428 | 374 | 531 | 154 |
| | - Year-To-Date 1996 | 3087 | 428 | 1089 | 382 | 1370 | 6 | 87 | 0 | 1210 | 1477 | 2667 | 765 |
| | - Year-To-Date 1995 | 4070 | 422 | 759 | 329 | 653 | 4 | 111 | 60 | 1510 | 1152 | 2274 | 791 |
| Completed & Not Absorbed | - 1996 | 448 | 100 | 57 | 26 | 621 | 0 | 2 | 0 | 38 | 83 | 661 | 129 |
| | - 1995 | 459 | 117 | 46 | 53 | 705 | 0 | 1 | 2 | 42 | 101 | 748 | 142 |
| Total Supply | - 1996 | 7670 | 1382 | 1856 | 1523 | 4609 | 0 | 111 | 105 | 1745 | 3484 | 6465 | 1900 |
| | - 1995 | 7132 | 954 | 1527 | 955 | 4813 | 0 | 73 | 111 | 2743 | 2593 | 7629 | 1830 |
| Absorptions | - Current Month | 555 | 63 | 268 | 77 | 146 | 0 | 7 | 0 | 428 | 345 | 581 | 154 |
| | - 3 Month Average | 495 | 85 | 180 | 67 | 163 | 0 | 23 | 0 | 231 | 247 | 417 | 124 |
| | - 12 Month Average | 623 | 78 | 160 | 76 | 190 | 1 | 17 | 3 | 143 | 240 | 350 | 129 |

UNE 1996

| ETROPOLITAN TORONTO | | FREEHOLD SINGLE | FREEHOLD SEMI | FREEHOLD ROW | CONDOMINIUM ROW | CONDOMINIUM APT | PRIVATE ROW | PRIVATE APT | ASSISTED ROW | ASSISTED APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | OWNERSHIP | | | | | RENTAL | | | | | | |
| ending Starts | | 268 | 41 | 114 | 166 | 993 | 0 | 11 | 0 | 0 | 280 | 1004 | 1593 |
| TARTS | - Current Month | 84 | 12 | 24 | 0 | 0 | 0 | 6 | 0 | 142 | 24 | 148 | 268 |
| | - Year-To-Date 1996 | 318 | 62 | 97 | 0 | 584 | 0 | 6 | 9 | 682 | 106 | 1272 | 1758 |
| | - Year-To-Date 1995 | 281 | 36 | 25 | 6 | 1221 | 0 | 0 | 5 | 702 | 36 | 1923 | 2276 |
| nder Construction | - 1996 | 475 | 84 | 150 | 7 | 2888 | 0 | 31 | 95 | 1278 | 252 | 4197 | 5008 |
| | - 1995 | 431 | 46 | 35 | 12 | 2139 | 0 | 45 | 0 | 1445 | 47 | 3629 | 4153 |
| OMPLETIONS | - Current Month | 54 | 6 | 21 | 0 | 96 | 0 | 7 | 0 | 428 | 21 | 531 | 612 |
| | - Year-To-Date 1996 | 336 | 42 | 43 | 0 | 1231 | 6 | 86 | 0 | 1031 | 49 | 2348 | 2775 |
| | - Year-To-Date 1995 | 359 | 44 | 37 | 5 | 208 | 4 | 111 | 5 | 983 | 51 | 1302 | 1756 |
| ompleted & Not Absorbed | - 1996 | 96 | 28 | 10 | 7 | 401 | 0 | 2 | 0 | 28 | 17 | 431 | 572 |
| | - 1995 | 118 | 24 | 5 | 17 | 461 | 0 | 1 | 0 | 40 | 22 | 502 | 666 |
| tal Supply | - 1996 | 839 | 153 | 274 | 180 | 4282 | 0 | 44 | 95 | 1306 | 549 | 5632 | 7173 |
| | - 1995 | 749 | 85 | 66 | 29 | 3954 | 0 | 60 | 86 | 1961 | 181 | 5975 | 6990 |
| sorptions | - Current Month | 54 | 6 | 17 | 0 | 133 | 0 | 7 | 0 | 427 | 17 | 567 | 644 |
| | - 3 Month Average | 50 | 8 | 7 | 0 | 155 | 0 | 23 | 0 | 174 | 7 | 352 | 417 |
| | - 12 Month Average | 62 | 7 | 5 | 2 | 138 | 1 | 11 | 0 | 94 | 8 | 243 | 320 |

| ORK REGION | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| nding Starts | | 694 | 36 | 115 | 8 | 0 | 0 | 5 | 0 | 28 | 123 | 33 | 886 |
| TARTS | - Current Month | 403 | 32 | 94 | 41 | 0 | 0 | 0 | 0 | 0 | 135 | 0 | 570 |
| | - Year-To-Date 1996 | 1508 | 132 | 230 | 191 | 102 | 3 | 0 | 0 | 81 | 424 | 183 | 2247 |
| | - Year-To-Date 1995 | 1470 | 94 | 373 | 109 | 291 | 0 | 0 | 0 | 0 | 482 | 291 | 2337 |
| der Construction | - 1996 | 1867 | 168 | 289 | 377 | 102 | 0 | 14 | 0 | 81 | 666 | 197 | 2898 |
| | - 1995 | 1997 | 112 | 432 | 139 | 598 | 0 | 8 | 23 | 231 | 594 | 837 | 3540 |
| OMPLETIONS | - Current Month | 223 | 4 | 8 | 33 | 0 | 0 | 0 | 0 | 0 | 41 | 0 | 268 |
| | - Year-To-Date 1996 | 1204 | 50 | 137 | 232 | 139 | 0 | 0 | 0 | 0 | 369 | 139 | 1762 |
| | - Year-To-Date 1995 | 1696 | 100 | 193 | 27 | 307 | 0 | 0 | 0 | 36 | 220 | 343 | 2359 |
| mpleted & Not Absorbed | - 1996 | 133 | 36 | 4 | 4 | 216 | 0 | 0 | 0 | 0 | 8 | 216 | 393 |
| | - 1995 | 122 | 14 | 3 | 2 | 214 | 0 | 0 | 0 | 0 | 5 | 214 | 355 |
| tal Supply | - 1996 | 2694 | 240 | 408 | 389 | 318 | 0 | 19 | 0 | 109 | 797 | 446 | 4177 |
| | - 1995 | 2601 | 166 | 439 | 378 | 812 | 0 | 13 | 23 | 339 | 840 | 1164 | 4771 |
| sorptions | - Current Month | 222 | 0 | 11 | 33 | 13 | 0 | 0 | 0 | 0 | 44 | 13 | 279 |
| | - 3 Month Average | 209 | 11 | 42 | 41 | 8 | 0 | 0 | 0 | 0 | 83 | 8 | 311 |
| | - 12 Month Average | 240 | 12 | 47 | 28 | 49 | 0 | 6 | 2 | 19 | 77 | 74 | 403 |

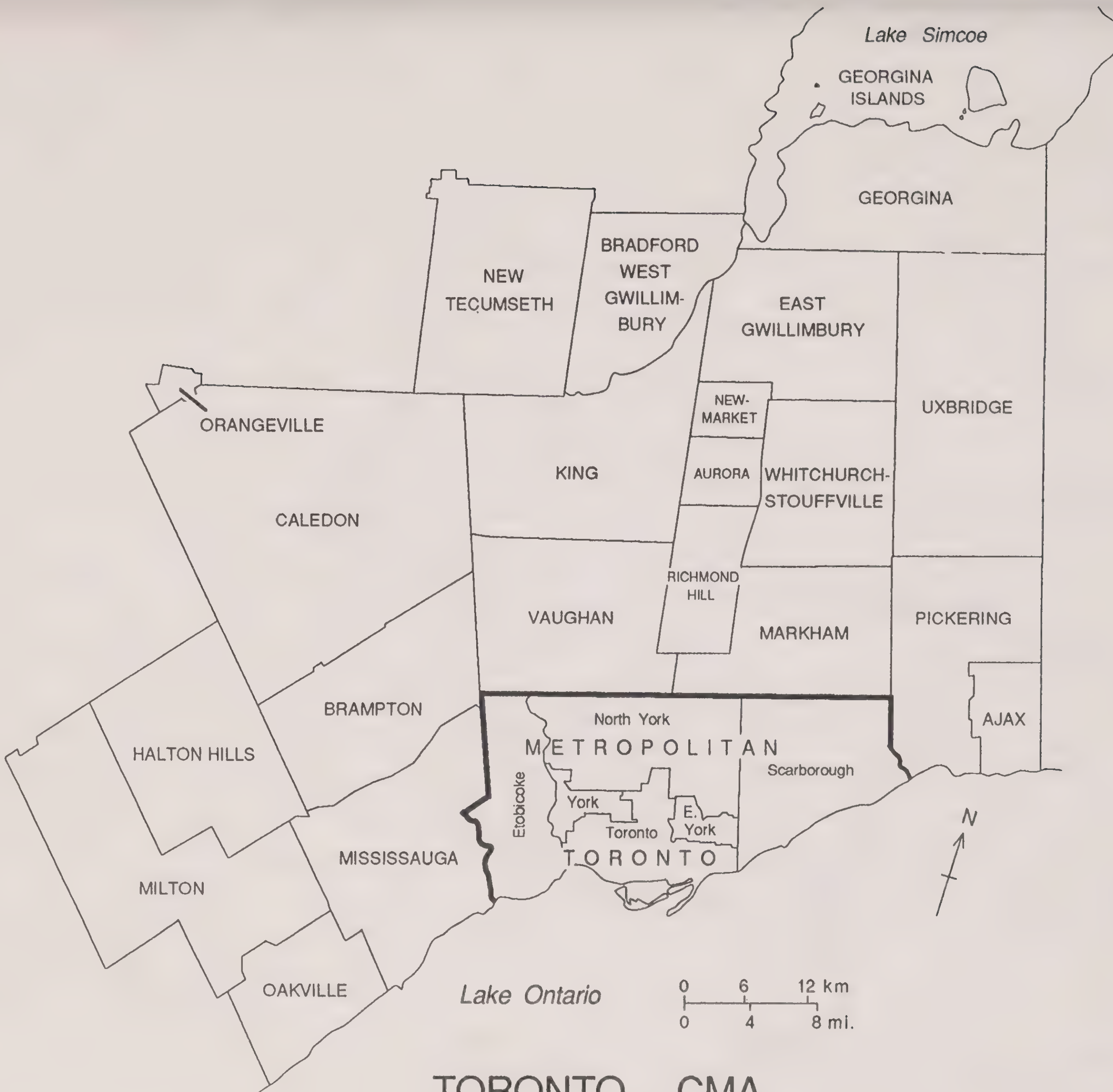
| EL REGION | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| nding Starts | | 817 | 251 | 300 | 582 | 0 | 0 | 0 | 0 | 0 | 882 | 0 | 1950 |
| ARTS | - Current Month | 397 | 172 | 63 | 21 | 0 | 0 | 0 | 0 | 0 | 84 | 0 | 653 |
| | - Year-To-Date 1996 | 1571 | 482 | 320 | 115 | 0 | 0 | 0 | 10 | 0 | 445 | 0 | 2498 |
| | - Year-To-Date 1995 | 1220 | 206 | 556 | 188 | 0 | 0 | 0 | 0 | 257 | 744 | 257 | 2427 |
| der Construction | - 1996 | 1777 | 580 | 595 | 202 | 0 | 0 | 0 | 10 | 320 | 807 | 320 | 3484 |
| | - 1995 | 1536 | 356 | 540 | 343 | 0 | 0 | 0 | 0 | 378 | 883 | 378 | 3153 |
| OMPLETIONS | - Current Month | 150 | 42 | 146 | 30 | 0 | 0 | 0 | 0 | 0 | 176 | 0 | 368 |
| | - Year-To-Date 1996 | 936 | 242 | 535 | 136 | 0 | 0 | 1 | 0 | 179 | 671 | 180 | 2029 |
| | - Year-To-Date 1995 | 1236 | 222 | 211 | 233 | 0 | 0 | 0 | 0 | 350 | 444 | 350 | 2252 |
| mpleted & Not Absorbed | - 1996 | 40 | 15 | 21 | 15 | 0 | 0 | 0 | 0 | 10 | 36 | 10 | 101 |
| | - 1995 | 46 | 26 | 19 | 32 | 0 | 0 | 0 | 0 | 0 | 51 | 0 | 123 |
| tal Supply | - 1996 | 2634 | 846 | 916 | 799 | 0 | 0 | 0 | 10 | 330 | 1725 | 330 | 5535 |
| | - 1995 | 2542 | 622 | 791 | 445 | 0 | 0 | 0 | 0 | 378 | 1236 | 378 | 4778 |
| sorptions | - Current Month | 154 | 40 | 132 | 30 | 0 | 0 | 0 | 0 | 1 | 162 | 1 | 357 |
| | - 3 Month Average | 131 | 44 | 71 | 24 | 0 | 0 | 0 | 0 | 56 | 95 | 56 | 326 |
| | - 12 Month Average | 205 | 47 | 83 | 38 | 0 | 0 | 0 | 0 | 24 | 121 | 24 | 397 |

JUNE 1996

| HALTON REGION | | OWNERSHIP FREEHOLD SINGLE | SEMI | ROW | CONDOMINIUM ROW | APT | RENTAL PRIVATE ROW | APT | ASSISTED ROW | APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 193 | 56 | 132 | 0 | 0 | 0 | 60 | 0 | 0 | 132 | 60 | 441 |
| STARTS | - Current Month | 151 | 12 | 51 | 15 | 5 | 0 | 48 | 0 | 0 | 66 | 53 | 282 |
| | - Year-To-Date 1996 | 492 | 32 | 155 | 137 | 5 | 0 | 48 | 0 | 0 | 292 | 53 | 869 |
| | - Year-To-Date 1995 | 296 | 6 | 90 | 37 | 72 | 0 | 0 | 0 | 0 | 127 | 72 | 501 |
| Under Construction | - 1996 | 555 | 36 | 233 | 219 | 5 | 0 | 48 | 0 | 0 | 452 | 53 | 1096 |
| | - 1995 | 402 | 6 | 171 | 156 | 72 | 0 | 0 | 0 | 0 | 327 | 72 | 807 |
| COMPLETIONS | - Current Month | 66 | 4 | 19 | 22 | 0 | 0 | 0 | 0 | 0 | 41 | 0 | 111 |
| | - Year-To-Date 1996 | 333 | 8 | 122 | 68 | 0 | 0 | 0 | 0 | 0 | 190 | 0 | 531 |
| | - Year-To-Date 1995 | 449 | 38 | 214 | 165 | 0 | 0 | 0 | 55 | 59 | 434 | 59 | 980 |
| Completed & Not Absorbed | - 1996 | 40 | 5 | 7 | 12 | 10 | 0 | 0 | 0 | 0 | 19 | 10 | 74 |
| | - 1995 | 30 | 7 | 13 | 16 | 38 | 0 | 0 | 12 | 2 | 41 | 40 | 118 |
| Total Supply | - 1996 | 788 | 97 | 372 | 231 | 15 | 0 | 108 | 0 | 0 | 603 | 123 | 1611 |
| | - 1995 | 656 | 43 | 346 | 185 | 110 | 0 | 0 | 12 | 2 | 543 | 112 | 1354 |
| Absorptions | - Current Month | 60 | 5 | 17 | 29 | 2 | 0 | 0 | 0 | 0 | 46 | 2 | 113 |
| | - 3 Month Average | 61 | 0 | 20 | 13 | 3 | 0 | 0 | 0 | 0 | 33 | 3 | 97 |
| | - 12 Month Average | 64 | 1 | 13 | 15 | 8 | 0 | 0 | 2 | 2 | 30 | 10 | 105 |

| DURHAM REGION | | SINGLE | SEMI | ROW | CONDOMINIUM ROW | APT | PRIVATE ROW | APT | ASSISTED ROW | APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 442 | 32 | 26 | 51 | 0 | 0 | 0 | 0 | 0 | 77 | 0 | 551 |
| STARTS | - Current Month | 286 | 12 | 34 | 0 | 0 | 0 | 0 | 0 | 0 | 34 | 0 | 332 |
| | - Year-To-Date 1996 | 922 | 52 | 207 | 20 | 0 | 0 | 0 | 0 | 0 | 227 | 0 | 1201 |
| | - Year-To-Date 1995 | 796 | 54 | 99 | 0 | 0 | 0 | 0 | 0 | 27 | 99 | 27 | 976 |
| Under Construction | - 1996 | 968 | 28 | 166 | 20 | 0 | 0 | 0 | 0 | 48 | 186 | 48 | 1230 |
| | - 1995 | 828 | 30 | 72 | 55 | 17 | 0 | 0 | 0 | 90 | 127 | 107 | 1092 |
| COMPLETIONS | - Current Month | 139 | 20 | 115 | 0 | 0 | 0 | 0 | 0 | 0 | 115 | 0 | 274 |
| | - Year-To-Date 1996 | 657 | 94 | 373 | 0 | 0 | 0 | 0 | 0 | 27 | 373 | 27 | 1151 |
| | - Year-To-Date 1995 | 878 | 56 | 184 | 78 | 138 | 0 | 4 | 8 | 176 | 270 | 318 | 1522 |
| Completed & Not Absorbed | - 1996 | 189 | 25 | 19 | 0 | 15 | 0 | 1 | 0 | 0 | 19 | 16 | 249 |
| | - 1995 | 210 | 50 | 19 | 8 | 36 | 0 | 5 | 0 | 0 | 27 | 41 | 328 |
| Total Supply | - 1996 | 1599 | 85 | 211 | 71 | 15 | 0 | 1 | 0 | 48 | 282 | 64 | 2030 |
| | - 1995 | 1471 | 90 | 145 | 63 | 53 | 0 | 5 | 0 | 279 | 208 | 337 | 2106 |
| Absorptions | - Current Month | 139 | 12 | 107 | 0 | 0 | 0 | 0 | 0 | 0 | 107 | 0 | 258 |
| | - 3 Month Average | 114 | 22 | 55 | 4 | 0 | 0 | 0 | 0 | 4 | 59 | 4 | 199 |
| | - 12 Month Average | 128 | 12 | 30 | 5 | 3 | 0 | 0 | 0 | 9 | 35 | 12 | 187 |

| OSHAWA CMA | | SINGLE | SEMI | ROW | CONDOMINIUM ROW | APT | PRIVATE ROW | APT | ASSISTED ROW | APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 221 | 22 | 26 | 0 | 0 | 0 | 0 | 0 | 0 | 26 | 0 | 269 |
| STARTS | - Current Month | 116 | 6 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 0 | 142 |
| | - Year-To-Date 1996 | 459 | 14 | 65 | 0 | 0 | 0 | 0 | 0 | 0 | 65 | 0 | 538 |
| | - Year-To-Date 1995 | 599 | 16 | 99 | 0 | 0 | 0 | 0 | 0 | 27 | 99 | 27 | 741 |
| Under Construction | - 1996 | 494 | 10 | 65 | 0 | 0 | 0 | 0 | 0 | 0 | 65 | 0 | 569 |
| | - 1995 | 531 | 16 | 72 | 0 | 0 | 0 | 0 | 0 | 27 | 72 | 27 | 646 |
| COMPLETIONS | - Current Month | 67 | 6 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 0 | 85 |
| | - Year-To-Date 1996 | 391 | 10 | 124 | 0 | 0 | 0 | 0 | 0 | 27 | 124 | 27 | 552 |
| | - Year-To-Date 1995 | 504 | 22 | 70 | 36 | 0 | 0 | 4 | 8 | 94 | 114 | 98 | 738 |
| Completed & Not Absorbed | - 1996 | 64 | 7 | 1 | 0 | 15 | 0 | 1 | 0 | 0 | 1 | 16 | 88 |
| | - 1995 | 78 | 1 | 11 | 8 | 19 | 0 | 5 | 0 | 0 | 19 | 24 | 122 |
| Total Supply | - 1996 | 779 | 39 | 92 | 0 | 15 | 0 | 1 | 0 | 0 | 92 | 16 | 926 |
| | - 1995 | 868 | 25 | 137 | 8 | 19 | 0 | 5 | 0 | 168 | 145 | 192 | 1230 |
| Absorptions | - Current Month | 77 | 2 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 16 | 0 | 95 |
| | - 3 Month Average | 64 | 1 | 16 | 3 | 0 | 0 | 0 | 0 | 4 | 19 | 4 | 88 |
| | - 12 Month Average | 80 | 1 | 17 | 1 | 0 | 0 | 0 | 0 | 3 | 18 | 3 | 102 |


Lake Simcoe
GEORGINA ISLANDS
GEORGINA
NEW TECUMSETH
BRADFORD WEST GWILLIM-BURY
EAST GWILLIMBURY
NEW-MARKET
UXBRIDGE
ORANGEVILLE
KING
AURORA
WHITCHURCH-STOUFFVILLE
CALEDON
RICHMOND HILL
VAUGHAN
MARKHAM
PICKERING
BRAMPTON
North York
AJAX
METROPOLITAN
Scarborough
HALTON HILLS
Etobicoke
York
E. York
Toronto
TORONTO
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N
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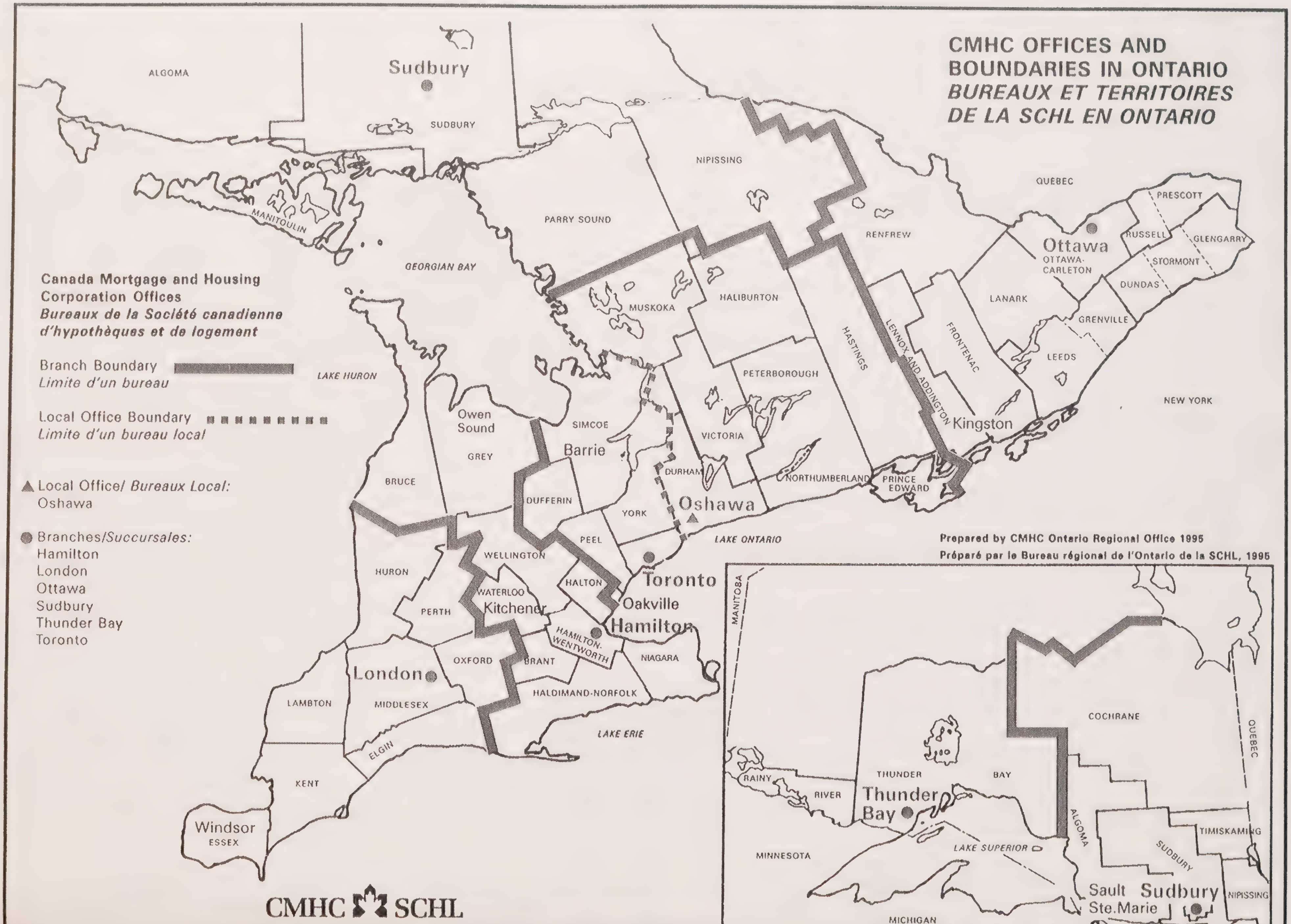
OAKVILLE
Lake Ontario
0 6 12 km
0 4 8 mi.

# TORONTO CMA

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Helping to house Canadians

July 1996

# LOCAL HOUSING MARKET REPORT

## TORONTO BRANCH

# TORONTO BRANCH
# LOCAL HOUSING MARKET REPORT
## JULY 1996

CANADA MORTGAGE
AND HOUSING CORPORATION

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### HIGHLIGHTS - July 1996

- Toronto CMA employment continues to drift
- Toronto total housing starts still strong, as singles activity surges.
- Volatile multiple component reduces national starts.
- New home sales reach highest level of the 1990s; resale markets still strong.
- The program for our Toronto Housing Outlook Conference has been set - See CMHC News

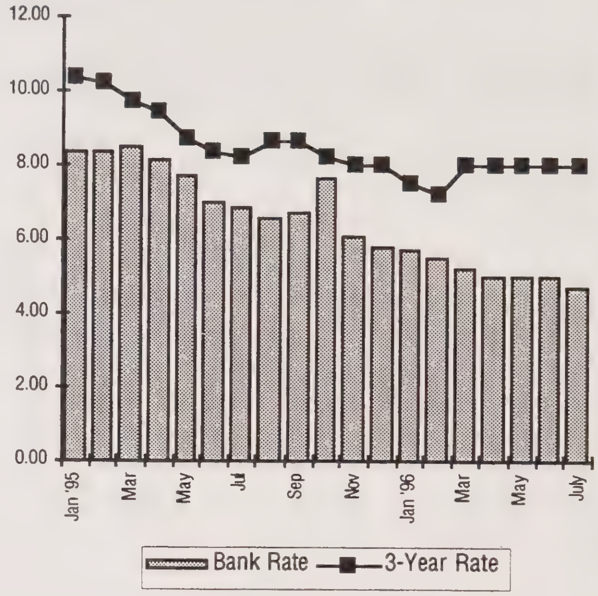
For further information concerning any of the contents of this report or for more information on housing, please contact the Market Analyst, Toronto Branch Market Analysis Department, (416) 789-8708

## ECONOMIC INDICATORS

Although mortgage rates remained unchanged in July, a .25% dip in the bank rate hinted at future decreases. At month end, mortgage rates remained at 6.5% for the 1 year, 8.0% for the 3 year, and 8.5% for the 5-year. Rates have reduced in early August. These sustained low levels of mortgage rates have led to a very active Toronto resale market. The New House Price Index (NHPI) increased for the first time in 3 months yet new homes still remain an affordable alternative for many homebuyers. Toronto CPI increased a modest 1.2% from last year and remained unchanged from month to month.

Toronto CMA employment fell slightly in July, down by 1,000 seasonally adjusted jobs. Employment is down by 10,000 since April of this year. However, consumer confidence is being bolstered by continued low interest rates.

**BANK RATE / 3-YEAR MORTGAGE RATE**
Monthly, 1995 - 1996




### ECONOMIC INDICATORS

| YEAR - MONTH | | INTEREST and EXCHANGE RATES (at month's end) Bank Rate | Mtge. Rate 3 Yr. Inst. | Exch. Rate ($Cdn/$US) | CPI All Items Toronto 1986=100 | NHPI Toronto 1986=100 | TORONTO and OSHAWA CMAs: EMPLOYMENT RATIO (%) Toronto | EMPLOYMENT RATIO (%) Oshawa | UNEMPLOYMENT RATE (%) Toronto | UNEMPLOYMENT RATE (%) Oshawa |
|---|---|---|---|---|---|---|---|---|---|---|
| 1995 | January | 8.38 | 10.36 | 70.68 | 134.0 | 137.8 | 61.2 | 65.4 | 9.0 | 7.1 |
| | February | 8.38 | 10.22 | 71.74 | 134.5 | 138.3 | 61.6 | 65.0 | 8.8 | 7.0 |
| | March | 8.47 | 9.70 | 72.59 | 134.6 | 138.7 | 61.8 | 64.3 | 8.7 | 7.2 |
| | April | 8.17 | 9.42 | 73.37 | 134.7 | 138.3 | 61.7 | 63.6 | 8.7 | 7.5 |
| | May | 7.71 | 8.73 | 73.02 | 135.4 | 138.2 | 61.4 | 63.6 | 8.9 | 7.7 |
| | June | 6.97 | 8.38 | 72.67 | 135.5 | 137.5 | 61.2 | 63.6 | 8.9 | 8.1 |
| | July | 6.87 | 8.18 | 73.52 | 135.6 | 138.0 | 61.3 | 63.3 | 8.9 | 8.9 |
| | August | 6.59 | 8.63 | 74.46 | 135.3 | 137.9 | 61.4 | 62.7 | 8.6 | 9.7 |
| | September | 6.71 | 8.63 | 74.01 | 135.8 | 137.9 | 61.5 | 62.4 | 8.5 | 10.2 |
| | October | 7.65 | 8.25 | 73.22 | 135.6 | 137.4 | 61.6 | 62.4 | 8.2 | 10.0 |
| | November | 6.07 | 8.00 | 73.62 | 135.8 | 136.9 | 61.8 | 61.6 | 7.9 | 9.9 |
| | December | 5.79 | 8.03 | 73.49 | 135.6 | 137.5 | 61.7 | 61.7 | 8.0 | 9.0 |
| **AVERAGE** | | **7.31** | **8.88** | **73.03** | **135.2** | **137.9** | **61.5** | **63.3** | **8.6** | **8.5** |
| 1996 | January | 5.74 | 7.50 | 72.63 | 135.9 | 137.6 | 61.4 | 61.4 | 8.3 | 8.3 |
| | February | 5.50 | 7.25 | 72.88 | 136.3 | 136.3 | 61.4 | 62.1 | 8.7 | 8.0 |
| | March | 5.25 | 8.00 | 73.38 | 136.8 | 136.5 | 61.4 | 61.7 | 9.0 | 9.9 |
| | April | 5.00 | 8.00 | 73.30 | 137.1 | 136.0 | 61.5 | 62.2 | 9.2 | 10.4 |
| | May | 5.00 | 8.00 | 73.09 | 137.3 | 135.7 | 61.2 | 62.2 | 9.4 | 10.8 |
| | June | 5.00 | 8.00 | 73.38 | 137.2 | 135.9 | 61.0 | 62.5 | 9.5 | 9.6 |
| | July | 4.75 | 8.00 | 72.86 | 137.2 | ____ | 60.9 | 62.3 | 9.7 | 9.9 |

SOURCE: Bank of Canada, CMHC, Statistics Canada
Note: Employment Ratios and Unemployment figures are seasonally-adjusted 3 month moving averages; NHPI excludes GST

## HOUSING STARTS SUMMARY

Toronto Branch housing starts improved substantially in July compared to the same period last year. Housing starts improved by 76% to 2,151 starts. Singles were responsible for most of the increase, jumping by 142% to 1,418 starts from 584 units started last year. Multiples also improved, but by a smaller amount. Semis, townhouse, and apartments increased 15.4% to 733 units from 635 in July 1995. Peel Region saw the greatest number of starts with 703.

### HOUSING STARTS - CMHC TORONTO BRANCH

| MONTH | SINGLES | | MULTIPLES | | TOTAL | | |
|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | 1995 | 1996 | 1995 | 1996 | Percent Change |
| January | 618 | 633 | 548 | 553 | 1,166 | 1,186 | +01.7% |
| February | 532 | 407 | 732 | 473 | 1,264 | 880 | -30.4% |
| March | 483 | 627 | 947 | 375 | 1,430 | 1,002 | -29.9% |
| April | 822 | 955 | 919 | 386 | 1,741 | 1,341 | -23.0% |
| May | 913 | 1,342 | 618 | 1,098 | 1,531 | 2,440 | +59.4% |
| June | 1,186 | 1,537 | 844 | 714 | 2,030 | 2,251 | +10.9% |
| July | 584 | 1,418 | 635 | 733 | 1,219 | 2,151 | +76.5% |
| August | 719 | | 875 | | 1,594 | | |
| September | 937 | | 1,007 | | 1,944 | | |
| October | 872 | | 483 | | 1,355 | | |
| November | 838 | | 1,428 | | 2,266 | | |
| December | 860 | | 1,344 | | 2,204 | | |
| **Total** | **9,364** | **6,919** | **10,380** | **4,332** | **19,744** | **11,251** | |

Source: CMHC

At 19,500 SAAR, Toronto CMA housing starts maintained a brisk pace. High levels of new home sales, and a backlog of strike-delayed starts, have kept builders at capacity in July. Singles improved modestly by 1.8% to 11,100 SAAR, while the volatile multiple component dipped by 9.5% to 8,400 SAAR.

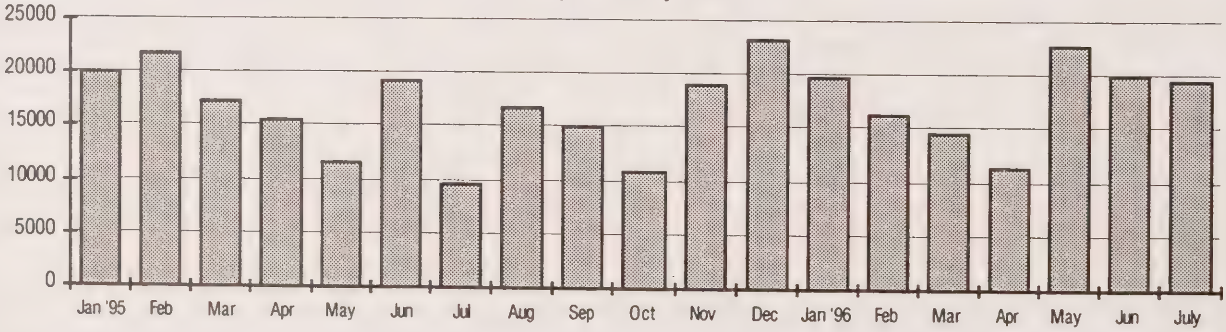
Within the Toronto CMA in July 1996, total starts were highest in Mississauga (372), Brampton (311), and Vaughan (272).

## STARTS IN THE TORONTO CMA
### 1995-1996

| | OWNERSHIP | | | | | RENTAL | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | Private | | Assisted | | Total | Total | GRAND | |
| | Single | Semi | Row | Row | Apt. | Row | Apt. | Row | Apt. | Row | Apt. | TOTAL | SAAR |
| **1995** | | | | | | | | | | | | | |
| Jan | 446 | 34 | 57 | 128 | 236 | 0 | 0 | 5 | 48 | 190 | 284 | 954 | 20100 |
| Feb | 456 | 2 | 221 | 25 | 300 | 0 | 0 | 0 | 175 | 246 | 475 | 1179 | 21700 |
| Mar | 375 | 34 | 154 | 22 | 563 | 0 | 0 | 0 | 154 | 176 | 717 | 1302 | 17400 |
| Apr | 669 | 130 | 352 | 42 | 139 | 0 | 0 | 0 | 221 | 394 | 360 | 1553 | 15500 |
| May | 687 | 98 | 95 | 72 | 50 | 0 | 0 | 0 | 100 | 167 | 150 | 1102 | 11700 |
| June | 875 | 80 | 169 | 14 | 224 | 0 | 0 | 0 | 261 | 183 | 485 | 1623 | 19400 |
| July | 391 | 40 | 21 | 229 | 0 | 0 | 2 | 0 | 229 | 250 | 231 | 912 | 9700 |
| Aug | 544 | 86 | 194 | 40 | 184 | 0 | 0 | 0 | 348 | 234 | 532 | 1396 | 16800 |
| Sep | 621 | 162 | 131 | 128 | 395 | 6 | 0 | 0 | 0 | 265 | 395 | 1443 | 15200 |
| Oct | 601 | 50 | 105 | 48 | 101 | 0 | 6 | 0 | 111 | 153 | 218 | 1022 | 10900 |
| Nov | 590 | 116 | 486 | 71 | 457 | 0 | 2 | 86 | 160 | 643 | 619 | 1968 | 19100 |
| Dec | 624 | 64 | 344 | 78 | 757 | 0 | 4 | 0 | 0 | 422 | 761 | 1871 | 23200 |
| **TOTAL** | **6879** | **896** | **2329** | **897** | **3406** | **6** | **14** | **91** | **1807** | **3323** | **5227** | **16325** | |
| **1996** | | | | | | | | | | | | | |
| Jan | 522 | 12 | 130 | 34 | 340 | 0 | 0 | 0 | 0 | 164 | 340 | 1038 | 19700 |
| Feb | 349 | 26 | 81 | 77 | 142 | 0 | 0 | 0 | 141 | 158 | 283 | 816 | 16300 |
| Mar | 535 | 40 | 18 | 41 | 0 | 3 | 0 | 15 | 271 | 77 | 271 | 923 | 14600 |
| Apr | 713 | 98 | 103 | 64 | 0 | 0 | 0 | 4 | 81 | 171 | 81 | 1063 | 11400 |
| May | 1,031 | 328 | 298 | 111 | 204 | 0 | 0 | 0 | 128 | 409 | 332 | 2100 | 22800 |
| June | 1,125 | 246 | 195 | 77 | 5 | 0 | 54 | 0 | 142 | 272 | 201 | 1844 | 20100 |
| July | 1,147 | 116 | 301 | 252 | 0 | 0 | 2 | 0 | 0 | 553 | 2 | 1818 | 19500 |
| **TOTAL** | **5422** | **866** | **1126** | **656** | **691** | **3** | **56** | **19** | **763** | **1804** | **1510** | **9602** | |

Source: CMHC

### HOUSING STARTS, TORONTO CMA, SEASONALLY ADJUSTED AT ANNUAL RATES
January 1995 - July 1996



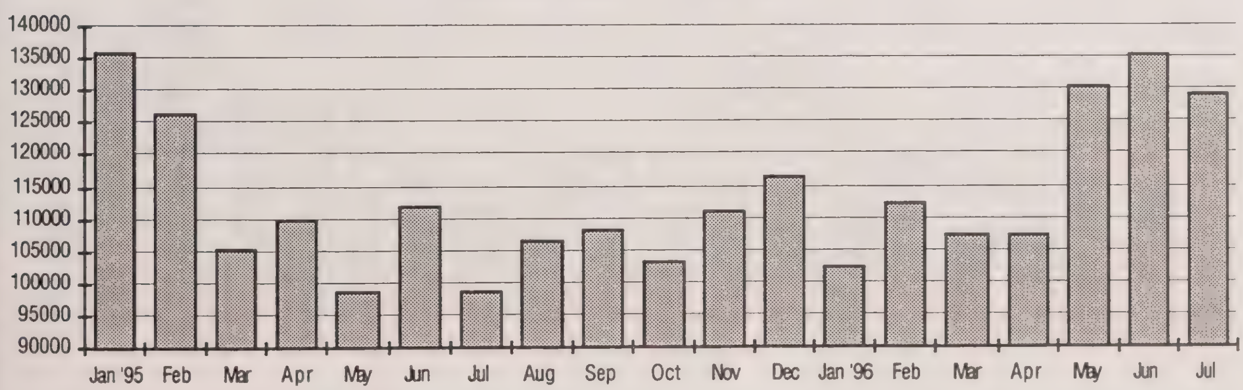
For the country, housing starts fell by 4.5% in July to 129,300 SAAR. However, the dip in starts was caused by the volatile multiples segment, which fell 15.7% to 44,100 SAAR. Singles, on the other hand, increased by 2.0% in July to 61,500 SAAR. The fundamentals are in place for continued growth in the housing sector. They include low mortgage rates, affordable new home prices, and a steady economy. As mentioned, starts were 19,500 SAAR in Toronto, while Vancouver saw 24,600 SAAR starts, and Montreal came in at 5,600 SAAR starts.

## HOUSING STARTS - CANADA
Dwelling Units Seasonally Adjusted at Annual Rates (SAAR)

| YEAR/MONTH | URBAN AREAS | | | | | | OTHER AREAS | GRAND TOTAL | |
|---|---|---|---|---|---|---|---|---|---|
| | Singles | Percent Change | Multiples | Percent Change | Total | Percent Change | (Quarterly) | | Percent Change |
| **1995** | | | | | | | | | |
| January | 53,000 | -8.0% | 61,100 | 36.1% | 114,100 | 11.3% | 21,700 | 135,800 | 8.6% |
| February | 55,200 | 4.1% | 49,300 | 19.3% | 104,500 | -8.4% | 21,700 | 126,200 | -7.1% |
| March | 45,900 | -16.8% | 37,500 | -23.9% | 83,400 | -20.2% | 21,700 | 105,100 | -16.7% |
| April | 43,600 | -5.0% | 46,000 | 22.7% | 89,600 | 7.4% | 20,300 | 109,900 | 4.6% |
| May | 39,600 | -9.2% | 38,800 | -15.7% | 78,400 | -12.5% | 20,300 | 98,700 | -10.2% |
| June | 45,400 | 14.6% | 46,100 | 18.8% | 91,500 | 16.7% | 20,300 | 111,800 | 13.3% |
| July | 39,800 | -12.3% | 38,700 | -16.1% | 78,500 | -14.2% | 19,600 | 98,700 | -12.3% |
| August | 43,400 | 9.0% | 43,500 | 12.4% | 86,900 | 10.7% | 19,600 | 106,500 | 8.6% |
| September | 46,000 | 6.0% | 42,400 | 2.5% | 88,400 | 1.7% | 19,600 | 108,000 | 1.4% |
| October | 45,900 | -0.2% | 33,200 | -21.7% | 79,100 | -10.5% | 24,000 | 103,100 | -4.6% |
| November | 47,000 | 2.4% | 40,200 | 21.1% | 87,200 | 10.2% | 24,000 | 111,200 | 7.9% |
| December | 47,300 | 0.6% | 45,200 | 12.4% | 92,500 | 6.1% | 24,000 | 116,500 | 4.8% |
| **1996** | | | | | | | | | |
| January | 48,000 | 1.5% | 30,600 | -32.3% | 78,600 | 15.0% | 23,800 | 102,400 | -12.1% |
| February | 47,900 | 0.2% | 40,600 | 32.7% | 88,500 | 12.6% | 23,800 | 112,300 | 9.7% |
| March | 56,200 | 17.3% | 42,000 | 3.4% | 98,200 | 11.0% | 23,800 | 122,000 | 10.9% |
| April | 54,300 | -3.4% | 30,400 | -27.6% | 84,700 | 13.7% | 22,800 | 107,500 | -11.9% |
| May | 59,400 | 9.4% | 48,300 | 58.9% | 107,700 | 27.2% | 22,800 | 130,500 | 21.4% |
| June | 60,300 | 1.5% | 52,300 | 8.3% | 112,600 | 4.5% | 22,800 | 135,400 | 3.8% |
| July | 61,500 | 2.0% | 44,100 | -15.7% | 105,600 | -6.2% | 23,700 | 129,300 | -4.5% |

SOURCE: CMHC

## HOUSING STARTS - CANADA
Seasonally Adjusted at Annual Rates



## NEW HOME SALES

New home sales reached the highest level in the nineties in July, coming in at 23,900 SAAR (1,406 actual units), up 10.6% from June's total of 21,600 SAAR. Generally, resale market activity dictates new home sales. Presently, the active resale market (see next section), has restricted buying options for buyers. Hence many are turning to the new home market. Also, builders are offering a better priced product to compete with the resale market.

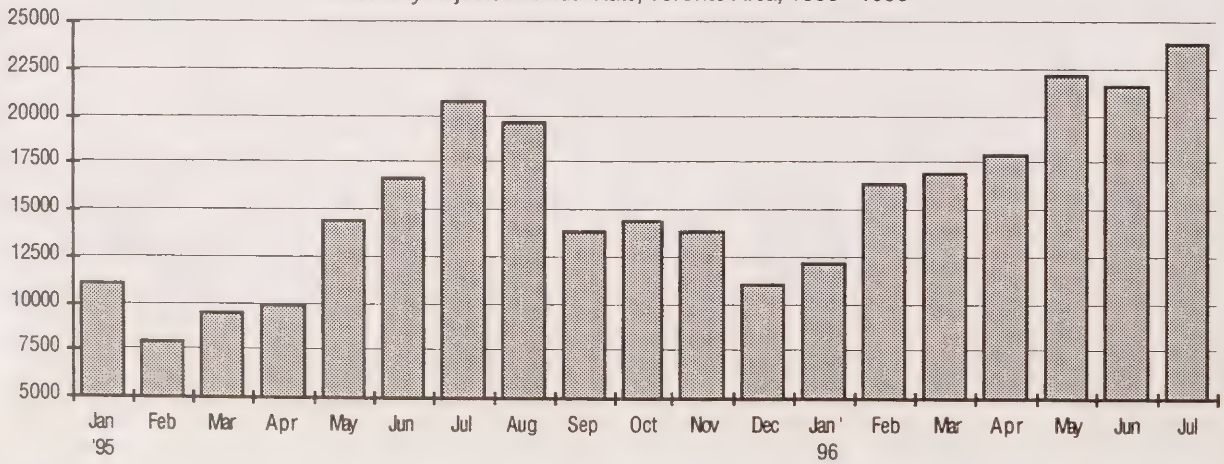
Freehold new home sales led the way, up 12.4% to 18,100 SAAR. Condo sales also showed improvement, increasing by 5.5% to 5,800 SAAR sales.

### NEW HOME SALES - TORONTO AREA

| MONTH | FREEHOLD | | CONDOMINIUM | | TOTAL | | PERCENT CHANGE | SAAR | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | 1995 | 1996 | 1995 | 1996 | 1995-1996 | 1995 | 1996 |
| January | 493 | 665 | 372 | 315 | 865 | 980 | 13.3% | 11,000 | 12,200 |
| February | 586 | 1,249 | 232 | 438 | 818 | 1,687 | 106.2% | 8,000 | 16,400 |
| March | 652 | 1,298 | 360 | 551 | 1,012 | 1,849 | 82.7% | 9,500 | 17,000 |
| April | 636 | 1,176 | 291 | 510 | 927 | 1,686 | 81.9% | 9,900 | 18,000 |
| May | 611 | 1,157 | 453 | 467 | 1,064 | 1,624 | 52.6% | 14,500 | 22,200 |
| June | 789 | 1,055 | 388 | 453 | 1,177 | 1,508 | 28.1% | 16,700 | 21,600 |
| July | 856 | 941 | 350 | 465 | 1,206 | 1,406 | 16.6% | 20,800 | 23,900 |
| August | 824 | | 474 | | 1,298 | | | 19,700 | |
| September | 851 | | 381 | | 1,232 | | | 13,900 | |
| October | 957 | | 425 | | 1,382 | | | 14,500 | |
| November | 688 | | 484 | | 1,172 | | | 13,900 | |
| December | 447 | | 257 | | 704 | | | 11,000 | |
| TOTAL | 8,390 | | 4,467 | | 12,857 | | | | |

SOURCE: Greater Toronto Home Builders' Association, Housing Data Report, prepared by Brethour Research Associates Limited; seasonal adjustment by CMHC.

**NEW HOME SALES**
Seasonally Adjusted Annual Rate, Toronto Area, 1995 - 1996



## RESALE ACTIVITY

The strong resale market continued for another month with sales increasing by 1.4% to 59,100 SAAR (4,539 actual sales). Continuing a trend seen all year, resales in July of this year surpassed by a sizeable 22% resales in July of 1995.

For the fourth straight month, the seasonally adjusted sales-to-listings ratio, at 31.9%, exceeded the 30% boundary signifying a "sellers" market. Usually a tight market would bring about some upward price pressure. However, after 3 months of increasing prices, the average resale price dropped by 2.2% to $199,856 from $204,392 in June. This shows that the low end product is still dominating, keeping the average price at bay. With sales expected to remain robust, prices should be stable or increase slightly in the coming months.

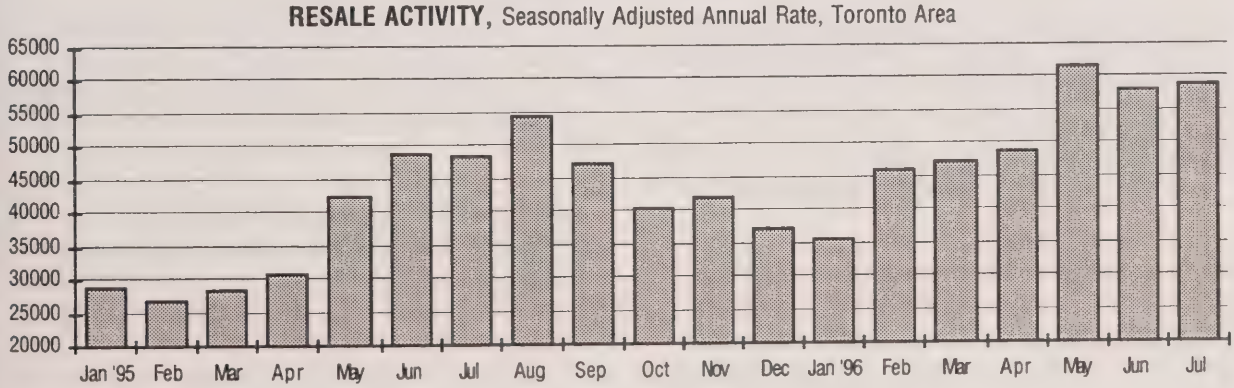
### RESALE ACTIVITY - TORONTO REAL ESTATE BOARD

| MONTH | 1995 | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Number of Sales | SAAR | Number Listings | Listing SA | Sales to Listings | Sales to Listings SA | Average Price | Median Price |
| January | 1,791 | 28,700 | 12,137 | 14,200 | 14.8% | 16.9% | $199,759 | $170,500 |
| February | 2,455 | 26,800 | 13,756 | 14,200 | 17.8% | 15.7% | $208,225 | $175,500 |
| March | 3,218 | 28,600 | 18,396 | 15,200 | 17.5% | 15.7% | $207,556 | $175,000 |
| April | 3,204 | 31,000 | 17,275 | 13,700 | 18.5% | 18.8% | $212,541 | $175,700 |
| May | 3,785 | 42,500 | 18,115 | 14,700 | 20.9% | 24.1% | $212,626 | $177,500 |
| June | 4,172 | 48,900 | 17,023 | 15,100 | 24.5% | 27.0% | $202,297 | $175,000 |
| July | 3,721 | 48,500 | 14,429 | 15,000 | 25.8% | 26.9% | $202,686 | $175,000 |
| August | 4,179 | 54,600 | 14,715 | 16,400 | 28.4% | 27.7% | $198,594 | $172,500 |
| September | 3,841 | 47,500 | 15,434 | 15,200 | 24.9% | 26.1% | $195,099 | $170,000 |
| October | 3,344 | 40,500 | 13,709 | 13,500 | 24.4% | 25.1% | $201,526 | $172,000 |
| November | 3,295 | 41,900 | 12,374 | 13,900 | 26.6% | 25.2% | $197,999 | $170,000 |
| December | 2,268 | 37,300 | 6,976 | 12,500 | 32.5% | 24.9% | $197,119 | $169,000 |
| **TOTAL Jan-Dec** | **39,273** | | | | | | **$203,028** | |

| MONTH | 1996 | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Number of Sales | SAAR | Number Listings | Listing SA | Sales to Listings | Sales to Listings SA | Average Price | Median Price |
| January | 2,222 | 35,700 | 12,805 | 15,000 | 17.4% | 19.9% | $195,169 | $166,000 |
| February | 4,207 | 46,000 | 15,263 | 15,800 | 27.6% | 24.3% | $192,406 | $169,000 |
| March | 5,350 | 47,500 | 16,985 | 14,000 | 31.5% | 28.3% | $197,523 | $171,000 |
| April | 5,070 | 49,100 | 16,139 | 12,800 | 31.4% | 31.9% | $198,445 | $173,000 |
| May | 5,514 | 61,900 | 18,295 | 14,900 | 30.1% | 34.7% | $201,847 | $176,000 |
| June | 4,979 | 58,300 | 15,742 | 13,900 | 31.6% | 34.9% | $204,392 | $175,000 |
| July | 4,539 | 59,100 | 14,873 | 15,400 | 30.5% | 31.9% | $199,856 | $172,500 |

N.B. 1) New listings plus reruns
SOURCE: Toronto Real Estate Board; seasonal adjustment by CMHC.

**RESALE ACTIVITY,** Seasonally Adjusted Annual Rate, Toronto Area



## RESALE ACTIVITY - TORONTO BRANCH AREA

| REAL ESTATE BOARD | JUNE 1995 | | | JUNE 1996 | | | PERCENT CHANGE 1995-1996 | |
|---|---|---|---|---|---|---|---|---|
| | # of Sales | No. of Listings | Average Price | # of Sales | # of Listings | Average Price | # of Sales | Average Price |
| Bancroft District | 23 | 75 | $ 82,604 | 17 | 74 | $ 65,965 | -26.1 | -20.1 |
| Barrie and District | 243 | 440 | $128,272 | 231 | 501 | $142,288 | -4.9 | 10.9 |
| Cobourg-Port Hope | 82 | 154 | $123,129 | 99 | 160 | $112,955 | 20.7 | -8.3 |
| Georgian Triangle | 83 | 290 | $128,344 | 84 | 286 | $108,800 | 1.2 | -1.4 |
| Haliburton District | 42 | 128 | $ 98,664 | 35 | 162 | $115,006 | -16.7 | 16.6 |
| Lindsay and District | 122 | 249 | $103,003 | 98 | 246 | $111,078 | -19.7 | 7.8 |
| Midland and Penetanguishene | 69 | 194 | $ 98,668 | 45 | 117 | $101,507 | -34.8 | 2.9 |
| Muskoka | 117 | 433 | $140,883 | 132 | 459 | $139,542 | 12.8 | -1.0 |
| Oakville-Milton | 232 | 385 | $236,661 | 271 | 373 | $234,664 | 16.8 | -0.8 |
| Orangeville and District | 87 | 142 | $137,184 | 74 | 151 | $152,705 | -14.9 | 11.3 |
| Orillia and District | 79 | 206 | $121,749 | 100 | 235 | $115,620 | 26.6 | -5.0 |
| Peterborough | 148 | 427 | $125,363 | 144 | 334 | $118,033 | -2.7 | -5.8 |
| Quinte & District | 169 | 350 | $104,934 | 166 | 352 | $104,409 | -1.8 | -0.5 |
| Toronto | 4172 | 7405 | $202,298 | 4979 | 7630 | $204,392 | 19.3 | 1.0 |

NB: 1 Only new listings are included in this table
Note: Due to changes in reporting by CREA, Mississauga and Oshawa and District figures are no longer included in this table.

Source: CREA (The Canadian Real Estate Association)

**CMHC NEWS**
**1996 Toronto Housing Outlook Conference**

With input from our clients, we have finalized the program for the conference on November 21. The conference runs from 9:00 am to 3:15 pm and will include 8 sessions, plus a high profile guest speaker. The 8 sessions are:

- Toronto Economic and Housing Market Outlook
- Potential Housing Demand in Toronto
- National Housing and Mortgage Market Outlook
- Market Opportunities in the Rest of Ontario
- Toronto Rental Housing Market
- Condo Market
- Residential Investment Market
- CMHC's Window on the Mortgage Market

A conference brochure outlining further details will be available soon. If interested, give us a call at (416) 789-8708.

## NEW RESIDENTIAL CONSTRUCTION ACTIVITY

### Introduction

The new residential construction statistics presented in this report are derived from the Starts and Completions Survey and the Market Absorption Survey conducted by Canada Mortgage and Housing Corporation (CMHC). They refer to self-contained dwelling units not designed for seasonal use.

The Starts and Completions Survey monitors the rate of starts and completions in Canada and the construction period of new dwellings on a monthly basis in urban areas with populations in excess of 10,000 persons. In addition, the survey also provides estimates of the total number of dwelling starts and completions in all provinces using a sample of areas with populations below 10,000 persons which are enumerated quarterly. This sample is then used to estimate the total number of new additions to the housing stock in each quarter for all provinces.

The Market Absorption Survey produces statistics to measure the rate at which units are sold or rented after they have been completed. This survey deals only with newly completed, self-contained dwellings which are not sold, or in the case of rental projects, rented at the time the dwellings are reported as completed in the Starts and Completions Survey. This survey is conducted monthly in Census Metropolitan Areas, large urban centres and Census Agglomerations with 50,000 or more persons.

It should be noted Burlington, Halton Hills, and Milton are not part of the CMHC Toronto Branch territory but are included to provide complete data for Halton Region and the Toronto CMA respectively. Brock and Hamilton Townships are not part of the National survey but are included to provide complete data for Durham Region and Northumberland County respectively. Mono Township, Scugog, Adjala-Tosontario, Brighton, Cavan, Fenelon Township, Hope Township, Laxton, Mariposa Township, Percy Township, Sturgeon Point, Carlow, Limerick, Rawdon, Faraday, and Hungerford are surveyed quarterly.
A hyphen ("-") is inserted in the following tables in cases where data are not available.

Private rental units refer to privately initiated rental projects, including syndicated rental projects where condominium registration is intended. Assisted rental projects include all projects subsidized by either the federal and/or provincial governments, where at least some units are geared to households in need.

The accompanying definitions and maps have been provided to help clarify the information provided in the following tables. Should you require further assistance, please contact the Toronto Branch Market Analyst at (416) 789-8708.

### DEFINITIONS

**PENDING STARTS** refer to dwelling units where a building permit and/or National Housing Act (NHA) approval exists but construction has not started.

**STARTS** refer to units where construction has advanced to a stage where full (100%) footings are in place. In the case of multiple unit structures, this definition of a start applies to the entire structure.

**UNDER CONSTRUCTION** refers to the inventory of units currently being constructed. Under construction figures include current month starts and excludes current month completions.

**COMPLETIONS** Singles and Semis - occur when 90% or more of a structure has been completed. A structure may be considered to be complete and ready for occupancy when only seasonal deficiencies and/or minor infractions to building codes remain.

Row and Apartments - occur when 90% or more of the dwelling units within a structure are completed and ready for occupancy.

**COMPLETED & NOT ABSORBED** refers to newly constructed, completed units which have never been sold or rented.

**TOTAL SUPPLY** refers to the total supply of new units and includes pending starts, units under construction, and units that are completed but not absorbed.

**ABSORPTIONS** refer to newly completed units which have been sold or rented. The number of absorptions is obtained from a survey initiated when the structure is completed. Units sold or leased prior to construction are not considered as absorbed until the completion stage.*

- * Condominium units are absorbed when a firm sale has been reported, even though the unit may not be actually occupied.
- * Three and twelve month averages exclude the current month.

# STAY INFORMED WITH CMHC MARKET ANALYSIS PUBLICATIONS

**CMHC is your primary source of housing market information and analysis.**

The following reports are published by CMHC's Toronto Branch. Where no prices are shown, the reports are free of charge. For these reports, please contact Beverly Doucette at 416-789-8708. Items indicated with an asterisk (*) are also available for most centres across Canada. Contact us for more information.

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***LOCAL HOUSING MARKET REPORT** -- This monthly report summarizes statistics on housing and the economy. The reports contain comment, analysis, and topical issues pertaining to local housing markets. At the Toronto Branch, this report covers areas west to Oakville, north to Huntsville, and east to Belleville.

***RENTAL MARKET REPORT** -- This report provides current vacancy and rent statistics of local markets. The report is based on a survey of privately and publicly initiated apartment and row structures of three or more units offered for rent. The report is produced annually and is available for the Toronto CMA, the Oshawa CMA, and the Barrie, Peterborough, and Belleville areas at the Toronto Branch.

**REAL ESTATE FORECAST - TORONTO CMA** -- Produced for real estate professionals and housing consumers, this report includes forecasts of the local economy, interest rates, and key housing indicators such as sales, prices, and listings. It is produced semi-annually (spring and fall). Single copies are free of charge. Large quantity reprints are available at a cost of $25.00 per 100 copies.

**BUILDERS' FORECAST - TORONTO CMA** -- This report summarizes and forecasts components of the new housing market such as interest rates, new home sales, land supply, and demand for ownership and rental product. It is produced semi-annually (spring and fall). Single copies are free of charge. Large quantity reprints are available at a cost of $25.00 per 100 copies.

***HOUSING FORECAST** -- This report combines information included in the Real Estate and Builders' Forecasts. It is also produced semi-annually. At the Toronto Branch, it is available for the Oshawa CMA, the Barrie CA, and the Peterborough CA. Single copies are free of charge. Large quantity reprints are available at a cost of $25.00 per 100 copies.

**RETIREMENT HOME SURVEY** -- An annual report produced to indicate the state of the retirement home market in the Toronto Branch Territory. Vacancy rates, per diem rates, supply and demand factors, and new construction of retirement homes are summarized. ($25)

**CONDOMINIUM SURVEY** -- This annual report is produced for the Toronto CMA as a supplement to the Rental Market Survey to determine rental vacancy rates in condominiums, price and rent per square foot, and new supply. ($15)

**LAND SUPPLY SURVEY** -- This report is produced in conjunction with the Ministry of Housing and area municipalities. It monitors the active, draft-approved, and registered plans of subdivision and residential land availability. Long term potential demand is discussed to indicate the duration of land supply. It is an annual report available for the Greater Toronto Area. ($20)

**MULTIPLE UNIT PROGRESS REPORTS** -- This report is a quarterly listing of multiple unit projects currently approved and under construction in the Toronto Branch. ($15 for a single issue or $40 annually)

**DETAILED LOCAL HOUSING MARKET REPORT TABLES** -- These are statistical tables for the area municipalities and are available monthly ($10 for a single issue or $75 annually). These are also available by fax ($15 for a single issue or $100 annually).

**DETAILED RENTAL MARKET REPORT TABLES** -- These are statistical tables which include vacancies by age of structure, average rents by age of structure, and vacancy rates by rent range. They are available for Toronto (covering each of 31 zones -- $25), Oshawa (covering each of 4 zones -- $10), Barrie ($10), Peterborough ($10), and Belleville ($10).

**WHO'S OUT THERE?** -- Using CMHC's extensive database on NHA mortgages, this report profiles NHA borrowers, and the choices they make in the real estate and mortgage markets. Produced quarterly for the Toronto CMA, lending and real estate professionals can use it in their business planning and to educate their clients. ($8 for a single issue, $20 annually)

# SUMMARY TABLES

| | JULY HOUSING STARTS | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | SINGLES | | | MULTIPLES | | | TOTAL | | |
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| CMHC TORONTO BRANCH | 584 | 1,418 | 142.8 | 635 | 733 | 15.4 | 1,219 | 2,151 | 76.5 |
| GREATER TORONTO AREA | 439 | 1,235 | 181.3 | 559 | 734 | 31.3 | 998 | 1,969 | 97.3 |
| TORONTO CMA: | 391 | 1,147 | 193.4 | 521 | 671 | 28.8 | 912 | 1,818 | 99.3 |
| METRO TORONTO: | 87 | 142 | 63.2 | 260 | 73 | -71.9 | 347 | 215 | -38.0 |
| Toronto City | 9 | 4 | -55.6 | 23 | 10 | -56.5 | 32 | 14 | -56.3 |
| East York | 1 | 2 | 100.0 | 0 | 0 | N/A | 1 | 2 | 100.0 |
| Etobicoke | 12 | 20 | 66.7 | 0 | 32 | N/A | 12 | 52 | 333.3 |
| North York | 49 | 35 | -28.6 | 89 | 4 | -95.5 | 138 | 39 | -71.7 |
| Scarborough | 14 | 81 | 478.6 | 20 | 21 | 5.0 | 34 | 102 | 200.0 |
| York City | 2 | 0 | -100.0 | 128 | 6 | -95.3 | 130 | 6 | -95.4 |
| YORK REGION: | 140 | 434 | 210.0 | 222 | 90 | -59.5 | 362 | 524 | 44.8 |
| Aurora | 9 | 32 | 255.6 | 0 | 16 | N/A | 9 | 48 | 433.3 |
| East Gwillimbury | 1 | 7 | 600.0 | 0 | 0 | N/A | 1 | 7 | 600.0 |
| Georgina Island | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Georgina Township | 7 | 45 | 542.9 | 0 | 0 | N/A | 7 | 45 | 542.9 |
| King | 0 | 10 | N/A | 0 | 0 | N/A | 0 | 10 | N/A |
| Markham | 53 | 40 | -24.5 | 0 | 0 | N/A | 53 | 40 | -24.5 |
| Newmarket | 11 | 26 | 136.4 | 0 | 4 | N/A | 11 | 30 | 172.7 |
| Richmond Hill | 29 | 44 | 51.7 | 0 | 14 | N/A | 29 | 58 | 100.0 |
| Vaughan | 27 | 216 | 700.0 | 222 | 56 | -74.8 | 249 | 272 | 9.2 |
| Whitchurch-Stouffville | 3 | 14 | 366.7 | 0 | 0 | N/A | 3 | 14 | 366.7 |
| PEEL REGION: | 82 | 285 | 247.6 | 25 | 418 | 1572.0 | 107 | 703 | 557.0 |
| Brampton | 12 | 106 | 783.3 | 0 | 205 | N/A | 12 | 311 | 2491.7 |
| Caledon | 33 | 16 | -51.5 | 0 | 4 | N/A | 33 | 20 | -39.4 |
| Mississauga | 37 | 163 | 340.5 | 25 | 209 | 736.0 | 62 | 372 | 500.0 |
| HALTON REGION: | 49 | 138 | 181.6 | 18 | 26 | 44.4 | 67 | 164 | 144.8 |
| Burlington ** | 17 | 38 | 123.5 | 18 | 19 | 5.6 | 35 | 57 | 62.9 |
| Halton Hills | 2 | 57 | 2750.0 | 0 | 2 | N/A | 2 | 59 | 2850.0 |
| Milton | 4 | 1 | -75.0 | 0 | 0 | N/A | 4 | 1 | -75.0 |
| Oakville | 26 | 42 | 61.5 | 0 | 5 | N/A | 26 | 47 | 80.8 |
| REST OF TORONTO CMA: | 50 | 186 | 272.0 | 14 | 83 | 492.9 | 64 | 269 | 320.3 |
| Ajax | 3 | 47 | 1466.7 | 0 | 22 | N/A | 3 | 69 | 2200.0 |
| Bradford West Gwillimbury | 6 | 39 | 550.0 | 0 | 0 | N/A | 6 | 39 | 550.0 |
| Orangeville | 6 | 21 | 250.0 | 0 | 0 | N/A | 6 | 21 | 250.0 |
| Pickering | 9 | 55 | 511.1 | 0 | 61 | N/A | 9 | 116 | 1188.9 |
| New Tecumseth | 15 | 11 | -26.7 | 12 | 0 | -100.0 | 27 | 11 | -59.3 |
| Uxbridge | 11 | 13 | 18.2 | 2 | 0 | -100.0 | 13 | 13 | 0.0 |
| Mono Township ** | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| DURHAM REGION: | 81 | 236 | 191.4 | 34 | 127 | 273.5 | 115 | 363 | 215.7 |
| OSHAWA CMA: | 58 | 121 | 108.6 | 32 | 44 | 37.5 | 90 | 165 | 83.3 |
| Oshawa City | 24 | 30 | 25.0 | 0 | 34 | N/A | 24 | 64 | 166.7 |
| Clarington | 21 | 42 | 100.0 | 18 | 10 | -44.4 | 39 | 52 | 33.3 |
| Whitby | 13 | 49 | 276.9 | 14 | 0 | -100.0 | 27 | 49 | 81.5 |
| REST OF DURHAM: | 23 | 115 | 400.0 | 2 | 83 | 4050.0 | 25 | 198 | 692.0 |
| Ajax | 3 | 47 | 1466.7 | 0 | 22 | N/A | 3 | 69 | 2200.0 |
| Brock | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Pickering | 9 | 55 | 511.1 | 0 | 61 | N/A | 9 | 116 | 1188.9 |
| Scugog | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Uxbridge | 11 | 13 | 18.2 | 2 | 0 | -100.0 | 13 | 13 | 0.0 |
| SIMCOE COUNTY: | 102 | 176 | 72.5 | 92 | 12 | -87.0 | 194 | 188 | -3.1 |
| BARRIE CA: | 41 | 99 | 141.5 | 8 | 8 | 0.0 | 49 | 107 | 118.4 |
| Barrie City | 30 | 68 | 126.7 | 8 | 8 | 0.0 | 38 | 76 | 100.0 |
| Innisfil | 5 | 27 | 440.0 | 0 | 0 | N/A | 5 | 27 | 440.0 |
| Springwater Township | 6 | 4 | -33.3 | 0 | 0 | N/A | 6 | 4 | -33.3 |
| COLLINGWOOD | 3 | 1 | -66.7 | 0 | 0 | N/A | 3 | 1 | -66.7 |
| MIDLAND CA: | 20 | 7 | -65.0 | 72 | 0 | -100.0 | 92 | 7 | -92.4 |
| Midland Town | 3 | 2 | -33.3 | 72 | 0 | -100.0 | 75 | 2 | -97.3 |
| Penetanguishene | 2 | 0 | -100.0 | 0 | 0 | N/A | 2 | 0 | -100.0 |
| Christian Island | 7 | 2 | -71.4 | 0 | 0 | N/A | 7 | 2 | -71.4 |
| Tay Township | 3 | 2 | -33.3 | 0 | 0 | N/A | 3 | 2 | -33.3 |
| Tiny Township | 5 | 1 | -80.0 | 0 | 0 | N/A | 5 | 1 | -80.0 |

| | JULY HOUSING STARTS | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | SINGLES | | | MULTIPLES | | | TOTAL | | |
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| ORILLIA CA: | 17 | 19 | 11.8 | 0 | 4 | N/A | 17 | 23 | 35.3 |
| Orillia City | 8 | 15 | 87.5 | 0 | 4 | N/A | 8 | 19 | 137.5 |
| Severn Township | 9 | 4 | -55.6 | 0 | 0 | N/A | 9 | 4 | -55.6 |
| REST OF SIMCOE COUNTY: | 21 | 50 | 138.1 | 12 | 0 | -100.0 | 33 | 50 | 51.5 |
| Adjala-Tosorontio Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Bradford West Gwillimbury | 6 | 39 | 550.0 | 0 | 0 | N/A | 6 | 39 | 550.0 |
| New Tecumseth | 15 | 11 | -26.7 | 12 | 0 | -100.0 | 27 | 11 | -59.3 |
| MUSKOKA DISTRICT: | 7 | 11 | 57.1 | 2 | 2 | 0.0 | 9 | 13 | 44.4 |
| Bracebridge | 4 | 6 | 50.0 | 0 | 2 | N/A | 4 | 8 | 100.0 |
| Gravenhurst | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Huntsville | 3 | 5 | 66.7 | 2 | 0 | -100.0 | 5 | 5 | 0.0 |
| VICTORIA/HALIBURTON: | 8 | 5 | -37.5 | 0 | 0 | N/A | 8 | 5 | -37.5 |
| LINDSAY CA: | 8 | 5 | -37.5 | 0 | 0 | N/A | 8 | 5 | -37.5 |
| Lindsay Town | 5 | 3 | -40.0 | 0 | 0 | N/A | 5 | 3 | -40.0 |
| Ops Township | 3 | 2 | -33.3 | 0 | 0 | N/A | 3 | 2 | -33.3 |
| REST OF VICTORIA/HALIBURTON | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Fenelon Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Laxton Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Mariposa Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Sturgeon Point Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| PETERBOROUGH COUNTY: | 22 | 21 | -4.5 | 0 | 4 | N/A | 22 | 25 | 13.6 |
| PETERBOROUGH CA: | 22 | 21 | -4.5 | 0 | 4 | N/A | 22 | 25 | 13.6 |
| Peterborough City | 15 | 15 | 0.0 | 0 | 4 | N/A | 15 | 19 | 26.7 |
| Dummer Township | 3 | 0 | -100.0 | 0 | 0 | N/A | 3 | 0 | -100.0 |
| Douro Township | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Ennismore Township | 2 | 1 | -50.0 | 0 | 0 | N/A | 2 | 1 | -50.0 |
| Indian Reserves 35&36 | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Lakefield | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| North Monaghan Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Otonabee Township | 0 | 2 | N/A | 0 | 0 | N/A | 0 | 2 | N/A |
| Smith Township | 1 | 2 | 100.0 | 0 | 0 | N/A | 1 | 2 | 100.0 |
| REST OF PETERBOROUGH COUNTY | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Cavan Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| NORTHUMBERLAND COUNTY: | 12 | 15 | 25.0 | 0 | 0 | N/A | 12 | 15 | 25.0 |
| COBOURG | 7 | 15 | 114.3 | 0 | 0 | N/A | 7 | 15 | 114.3 |
| REST OF NORTHUMBERLAND: | 5 | 0 | -100.0 | 0 | 0 | N/A | 5 | 0 | -100.0 |
| Port Hope | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Murray Township | 5 | 0 | -100.0 | 0 | 0 | N/A | 5 | 0 | -100.0 |
| Brighton Town | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Hope Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Percy Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Hamilton Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| HASTINGS/PRINCE EDWARD: | 11 | 30 | 172.7 | 0 | 2 | N/A | 11 | 32 | 190.9 |
| BELLEVILLE CA: | 16 | 30 | 87.5 | 0 | 2 | N/A | 16 | 32 | 100.0 |
| Belleville City | 2 | 11 | 450.0 | 0 | 0 | N/A | 2 | 11 | 450.0 |
| Ameliasburgh Township | 2 | 5 | 150.0 | 0 | 0 | N/A | 2 | 5 | 150.0 |
| Frankford Village | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| Murray Township | 5 | 0 | -100.0 | 0 | 0 | N/A | 5 | 0 | -100.0 |
| Sidney Township | 3 | 10 | 233.3 | 0 | 0 | N/A | 3 | 10 | 233.3 |
| Stirling Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Thurlow Township | 3 | 2 | -33.3 | 0 | 0 | N/A | 3 | 2 | -33.3 |
| Trenton City | 1 | 1 | 0.0 | 0 | 2 | N/A | 1 | 3 | 200.0 |
| REST OF HASTINGS: | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Carlow, Limerick & Rawdon | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Faraday Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Hungerford Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |

JANUARY-JULY HOUSING STARTS

| | SINGLES | | | MULTIPLES | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| CMHC TORONTO BRANCH | 5,138 | 6,919 | 34.7 | 5,243 | 4,332 | -17.4 | 10,381 | 11,251 | 8.4 |
| GREATER TORONTO AREA | 4,502 | 6,046 | 34.3 | 5,013 | 4,496 | -10.3 | 9,515 | 10,542 | 10.8 |
| TORONTO CMA: | 3,899 | 5,422 | 39.1 | 4,726 | 4,180 | -11.6 | 8,625 | 9,602 | 11.3 |
| METRO TORONTO: | 368 | 460 | 25.0 | 2,255 | 1,513 | -32.9 | 2,623 | 1,973 | -24.8 |
| Toronto City | 30 | 26 | -13.3 | 326 | 931 | 185.6 | 356 | 957 | 168.8 |
| East York | 14 | 12 | -14.3 | 2 | 0 | -100.0 | 16 | 12 | -25.0 |
| Etobicoke | 44 | 75 | 70.5 | 11 | 36 | 227.3 | 55 | 111 | 101.8 |
| North York | 189 | 156 | -17.5 | 1,331 | 486 | -63.5 | 1,520 | 642 | -57.8 |
| Scarborough | 88 | 189 | 114.8 | 376 | 44 | -88.3 | 464 | 233 | -49.8 |
| York City | 3 | 2 | -33.3 | 209 | 16 | -92.3 | 212 | 18 | -91.5 |
| YORK REGION: | 1,610 | 1,942 | 20.6 | 1,089 | 829 | -23.9 | 2,699 | 2,771 | 2.7 |
| Aurora | 89 | 183 | 105.6 | 37 | 133 | 259.5 | 126 | 316 | 150.8 |
| East Gwillimbury | 8 | 33 | 312.5 | 0 | 0 | N/A | 8 | 33 | 312.5 |
| Georgina Island | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Georgina Township | 18 | 70 | 288.9 | 0 | 5 | N/A | 18 | 75 | 316.7 |
| King | 9 | 18 | 100.0 | 0 | 0 | N/A | 9 | 18 | 100.0 |
| Markham | 737 | 519 | -29.6 | 237 | 81 | -65.8 | 974 | 600 | -38.4 |
| Newmarket | 181 | 192 | 6.1 | 172 | 145 | -15.7 | 353 | 337 | -4.5 |
| Richmond Hill | 283 | 183 | -35.3 | 80 | 78 | -2.5 | 363 | 261 | -28.1 |
| Vaughan | 257 | 705 | 174.3 | 554 | 387 | -30.1 | 811 | 1,092 | 34.6 |
| Whitchurch-Stouffville | 28 | 39 | 39.3 | 9 | 0 | -100.0 | 37 | 39 | 5.4 |
| PEEL REGION: | 1,302 | 1,856 | 42.5 | 1,232 | 1,345 | 9.2 | 2,534 | 3,201 | 26.3 |
| Brampton | 465 | 644 | 38.5 | 276 | 721 | 161.2 | 741 | 1,365 | 84.2 |
| Caledon | 130 | 164 | 26.2 | 0 | 41 | N/A | 130 | 205 | 57.7 |
| Mississauga | 707 | 1,048 | 48.2 | 956 | 583 | -39.0 | 1,663 | 1,631 | -1.9 |
| HALTON REGION: | 345 | 630 | 82.6 | 223 | 403 | 80.7 | 568 | 1,033 | 81.9 |
| Burlington ** | 90 | 236 | 162.2 | 138 | 211 | 52.9 | 228 | 447 | 96.1 |
| Halton Hills | 105 | 161 | 53.3 | 12 | 94 | 683.3 | 117 | 255 | 117.9 |
| Milton | 12 | 11 | -8.3 | 0 | 0 | N/A | 12 | 11 | -8.3 |
| Oakville | 138 | 222 | 60.9 | 73 | 98 | 34.2 | 211 | 320 | 51.7 |
| REST OF TORONTO CMA: | 364 | 770 | 111.5 | 65 | 301 | 363.1 | 429 | 1,071 | 149.7 |
| Ajax | 37 | 291 | 686.5 | 0 | 142 | N/A | 37 | 433 | 1070.3 |
| Bradford West Gwillimbury | 39 | 71 | 82.1 | 0 | 0 | N/A | 39 | 71 | 82.1 |
| Orangeville | 89 | 109 | 22.5 | 6 | 0 | -100.0 | 95 | 109 | 14.7 |
| Pickering | 132 | 207 | 56.8 | 38 | 141 | 271.1 | 170 | 348 | 104.7 |
| New Tecumseth | 44 | 46 | 4.5 | 19 | 18 | -5.3 | 63 | 64 | 1.6 |
| Uxbridge | 23 | 46 | 100.0 | 2 | 0 | -100.0 | 25 | 46 | 84.0 |
| Mono Township ** | 3 | 0 | -100.0 | 0 | 0 | N/A | 3 | 0 | -100.0 |
| DURHAM REGION: | 877 | 1,158 | 32.0 | 214 | 406 | 89.7 | 1,091 | 1,564 | 43.4 |
| OSHAWA CMA: | 657 | 580 | -11.7 | 174 | 123 | -29.3 | 831 | 703 | -15.4 |
| Oshawa City | 169 | 185 | 9.5 | 6 | 55 | 816.7 | 175 | 240 | 37.1 |
| Clarington | 183 | 202 | 10.4 | 85 | 42 | -50.6 | 268 | 244 | -9.0 |
| Whitby | 305 | 193 | -36.7 | 83 | 26 | -68.7 | 388 | 219 | -43.6 |
| REST OF DURHAM: | 220 | 578 | 162.7 | 40 | 283 | 607.5 | 260 | 861 | 231.2 |
| Ajax | 37 | 291 | 686.5 | 0 | 142 | N/A | 37 | 433 | 1070.3 |
| Brock | 9 | 3 | -66.7 | 0 | 0 | N/A | 9 | 3 | -66.7 |
| Pickering | 132 | 207 | 56.8 | 38 | 141 | 271.1 | 170 | 348 | 104.7 |
| Scugog | 19 | 31 | 63.2 | 0 | 0 | N/A | 19 | 31 | 63.2 |
| Uxbridge | 23 | 46 | 100.0 | 2 | 0 | -100.0 | 25 | 46 | 84.0 |
| SIMCOE COUNTY: | 436 | 756 | 73.4 | 128 | 97 | -24.2 | 564 | 853 | 51.2 |
| BARRIE CA: | 204 | 503 | 146.6 | 37 | 46 | 24.3 | 241 | 549 | 127.8 |
| Barrie City | 155 | 383 | 147.1 | 37 | 40 | 8.1 | 192 | 423 | 120.3 |
| Innisfil | 33 | 100 | 203.0 | 0 | 0 | N/A | 33 | 100 | 203.0 |
| Springwater Township | 16 | 20 | 25.0 | 0 | 6 | N/A | 16 | 26 | 62.5 |
| COLLINGWOOD | 13 | 13 | 0.0 | 0 | 3 | N/A | 13 | 16 | 23.1 |
| MIDLAND CA: | 60 | 56 | -6.7 | 72 | 0 | -100.0 | 132 | 56 | -57.6 |
| Midland Town | 11 | 5 | -54.5 | 72 | 0 | -100.0 | 83 | 5 | -94.0 |
| Penetanguishene | 7 | 19 | 171.4 | 0 | 0 | N/A | 7 | 19 | 171.4 |
| Christian Island | 8 | 2 | -75.0 | 0 | 0 | N/A | 8 | 2 | -75.0 |
| Tay Township | 21 | 15 | -28.6 | 0 | 0 | N/A | 21 | 15 | -28.6 |
| Tiny Township | 13 | 15 | 15.4 | 0 | 0 | N/A | 13 | 15 | 15.4 |

| | JANUARY-JULY HOUSING STARTS | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | SINGLES | | | MULTIPLES | | | TOTAL | | |
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| ORILLIA CA: | 57 | 67 | 17.5 | 0 | 30 | N/A | 57 | 97 | 70.2 |
| Orillia City | 25 | 48 | 92.0 | 0 | 30 | N/A | 25 | 78 | 212.0 |
| Severn Township | 32 | 19 | -40.6 | 0 | 0 | N/A | 32 | 19 | -40.6 |
| REST OF SIMCOE COUNTY: | 102 | 117 | 14.7 | 19 | 18 | -5.3 | 121 | 135 | 11.6 |
| Adjala-Tosorontio Township | 19 | 0 | -100.0 | 0 | 0 | N/A | 19 | 0 | -100.0 |
| Bradford West Gwillimbury | 39 | 71 | 82.1 | 0 | 0 | N/A | 39 | 71 | 82.1 |
| New Tecumseth | 44 | 46 | 4.5 | 19 | 18 | -5.3 | 63 | 64 | 1.6 |
| MUSKOKA DISTRICT: | 46 | 27 | -41.3 | 10 | 2 | -80.0 | 56 | 29 | -48.2 |
| Bracebridge | 11 | 16 | 45.5 | 8 | 2 | -75.0 | 19 | 18 | -5.3 |
| Gravenhurst | 11 | 0 | -100.0 | 0 | 0 | N/A | 11 | 0 | -100.0 |
| Huntsville | 24 | 11 | -54.2 | 2 | 0 | -100.0 | 26 | 11 | -57.7 |
| VICTORIA/HALIBURTON: | 35 | 34 | -2.9 | 6 | 0 | -100.0 | 41 | 34 | -17.1 |
| LINDSAY CA: | 25 | 20 | -20.0 | 6 | 0 | -100.0 | 31 | 20 | -35.5 |
| Lindsay Town | 16 | 14 | -12.5 | 6 | 0 | -100.0 | 22 | 14 | -36.4 |
| Ops Township | 9 | 6 | -33.3 | 0 | 0 | N/A | 9 | 6 | -33.3 |
| REST OF VICTORIA/HALIBURTON | 10 | 14 | 40.0 | 0 | 0 | N/A | 10 | 14 | 40.0 |
| Fenelon Township | 8 | 6 | -25.0 | 0 | 0 | N/A | 8 | 6 | -25.0 |
| Laxton Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Mariposa Township | 2 | 8 | 300.0 | 0 | 0 | N/A | 2 | 8 | 300.0 |
| Sturgeon Point Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| PETERBOROUGH COUNTY: | 98 | 139 | 41.8 | 146 | 21 | -85.6 | 244 | 160 | -34.4 |
| PETERBOROUGH CA: | 91 | 130 | 42.9 | 146 | 21 | -85.6 | 237 | 151 | -36.3 |
| Peterborough City | 56 | 96 | 71.4 | 146 | 21 | -85.6 | 202 | 117 | -42.1 |
| Dummer Township | 7 | 4 | -42.9 | 0 | 0 | N/A | 7 | 4 | -42.9 |
| Douro Township | 6 | 7 | 16.7 | 0 | 0 | N/A | 6 | 7 | 16.7 |
| Ennismore Township | 7 | 4 | -42.9 | 0 | 0 | N/A | 7 | 4 | -42.9 |
| Indian Reserves 35&36 | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Lakefield | 0 | 3 | N/A | 0 | 0 | N/A | 0 | 3 | N/A |
| North Monaghan Township | 2 | 2 | 0.0 | 0 | 0 | N/A | 2 | 2 | 0.0 |
| Otonabee Township | 3 | 7 | 133.3 | 0 | 0 | N/A | 3 | 7 | 133.3 |
| Smith Township | 10 | 7 | -30.0 | 0 | 0 | N/A | 10 | 7 | -30.0 |
| REST OF PETERBOROUGH COUNTY | 7 | 9 | 28.6 | 0 | 0 | N/A | 7 | 9 | 28.6 |
| Cavan Township | 7 | 9 | 28.6 | 0 | 0 | N/A | 7 | 9 | 28.6 |
| NORTHUMBERLAND COUNTY: | 76 | 113 | 48.7 | 34 | 7 | -79.4 | 110 | 120 | 9.1 |
| COBOURG | 33 | 48 | 45.5 | 34 | 7 | -79.4 | 67 | 55 | -17.9 |
| REST OF NORTHUMBERLAND: | 43 | 65 | 51.2 | 0 | 0 | N/A | 43 | 65 | 51.2 |
| Port Hope | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Murray Township | 24 | 34 | 41.7 | 0 | 0 | N/A | 24 | 34 | 41.7 |
| Brighton Town | 10 | 15 | 50.0 | 0 | 0 | N/A | 10 | 15 | 50.0 |
| Hope Township | 3 | 3 | 0.0 | 0 | 0 | N/A | 3 | 3 | 0.0 |
| Percy Township | 1 | 4 | 300.0 | 0 | 0 | N/A | 1 | 4 | 300.0 |
| Hamilton Township | 5 | 9 | 80.0 | 0 | 0 | N/A | 5 | 9 | 80.0 |
| HASTINGS/PRINCE EDWARD: | 63 | 103 | 63.5 | 50 | 14 | -72.0 | 113 | 117 | 3.5 |
| BELLEVILLE CA: | 81 | 126 | 55.6 | 50 | 14 | -72.0 | 131 | 140 | 6.9 |
| Belleville City | 7 | 39 | 457.1 | 40 | 4 | -90.0 | 47 | 43 | -8.5 |
| Ameliasburgh Township | 18 | 12 | -33.3 | 0 | 0 | N/A | 18 | 12 | -33.3 |
| Frankford Village | 1 | 1 | 0.0 | 6 | 6 | 0.0 | 7 | 7 | 0.0 |
| Murray Township | 24 | 34 | 41.7 | 0 | 0 | N/A | 24 | 34 | 41.7 |
| Sidney Township | 12 | 24 | 100.0 | 0 | 0 | N/A | 12 | 24 | 100.0 |
| Stirling Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Thurlow Township | 13 | 12 | -7.7 | 0 | 0 | N/A | 13 | 12 | -7.7 |
| Trenton City | 6 | 4 | -33.3 | 4 | 4 | 0.0 | 10 | 8 | -20.0 |
| REST OF HASTINGS: | 6 | 11 | 83.3 | 0 | 0 | N/A | 6 | 11 | 83.3 |
| Carlow, Limerick & Rawdon | 2 | 5 | 150.0 | 0 | 0 | N/A | 2 | 5 | 150.0 |
| Faraday Township | 0 | 2 | N/A | 0 | 0 | N/A | 0 | 2 | N/A |
| Hungerford Township | 4 | 4 | 0.0 | 0 | 0 | N/A | 4 | 4 | 0.0 |

JULY 1996

## CMHC TORONTO BRANCH

| | | OWNERSHIP | | | | | RENTAL | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | FREEHOLD | | | CONDOMINIUM | | PRIVATE | | ASSISTED | | TOTAL | TOTAL | GRAN |
| CMHC TORONTO BRANCH | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | ROW | APT | TOT |
| Pending Starts | | 2540 | 388 | 413 | 690 | 1248 | 0 | 77 | 0 | 28 | 1103 | 1353 | 53 |
| STARTS | - Current Month | 1418 | 138 | 327 | 266 | 0 | 0 | 2 | 0 | 0 | 593 | 2 | 21 |
| | - Year-To-Date 1996 | 6919 | 930 | 1227 | 662 | 720 | 3 | 8 | 19 | 763 | 1911 | 1491 | 112 |
| | - Year-To-Date 1995 | 5138 | 456 | 1209 | 573 | 1546 | 0 | 155 | 5 | 1299 | 1787 | 3000 | 103 |
| Under Construction | - 1996 | 6916 | 942 | 1440 | 828 | 3074 | 0 | 41 | 105 | 1568 | 2373 | 4683 | 149 |
| | - 1995 | 5480 | 552 | 1175 | 810 | 2392 | 0 | 334 | 23 | 2389 | 2008 | 5115 | 131 |
| COMPLETIONS | - Current Month | 980 | 108 | 151 | 126 | 0 | 0 | 10 | 0 | 159 | 277 | 169 | 15 |
| | - Year-To-Date 1996 | 5119 | 624 | 1415 | 563 | 1391 | 6 | 215 | 0 | 1508 | 1984 | 3114 | 108 |
| | - Year-To-Date 1995 | 6116 | 528 | 906 | 441 | 1050 | 4 | 120 | 81 | 1708 | 1432 | 2878 | 109 |
| Completed & Not Absorbed | - 1996 | 582 | 131 | 59 | 51 | 593 | 0 | 45 | 0 | 113 | 110 | 751 | 15 |
| | - 1995 | 735 | 122 | 69 | 70 | 799 | 0 | 10 | 2 | 5 | 141 | 814 | 18 |
| Total Supply | - 1996 | 10038 | 1461 | 1912 | 1569 | 4915 | 0 | 163 | 105 | 1709 | 3586 | 6787 | 218 |
| | - 1995 | 8704 | 1040 | 1710 | 971 | 4754 | 0 | 413 | 115 | 3096 | 2796 | 8263 | 208 |
| Absorptions | - Current Month | 1012 | 115 | 165 | 135 | 44 | 0 | 20 | 0 | 98 | 300 | 162 | 15 |
| | - 3 Month Average | 669 | 100 | 225 | 84 | 195 | 0 | 43 | 0 | 294 | 309 | 532 | 16 |
| | - 12 Month Average | 819 | 88 | 197 | 80 | 200 | 1 | 29 | 2 | 174 | 280 | 403 | 15 |

## GREATER TORONTO AREA

| | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | ROW | APT | TOT |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 2231 | 400 | 522 | 674 | 1248 | 0 | 139 | 0 | 28 | 1196 | 1415 | 52 |
| STARTS | - Current Month | 1235 | 146 | 319 | 267 | 0 | 0 | 2 | 0 | 0 | 586 | 2 | 19 |
| | - Year-To-Date 1996 | 6046 | 906 | 1328 | 730 | 691 | 3 | 56 | 19 | 763 | 2080 | 1510 | 105 |
| | - Year-To-Date 1995 | 4502 | 424 | 1187 | 584 | 1584 | 0 | 2 | 5 | 1227 | 1776 | 2813 | 95 |
| Under Construction | - 1996 | 6095 | 946 | 1601 | 938 | 2995 | 0 | 89 | 105 | 1568 | 2644 | 4652 | 143 |
| | - 1995 | 4771 | 526 | 1225 | 875 | 2404 | 0 | 127 | 23 | 2317 | 2123 | 4848 | 122 |
| COMPLETIONS | - Current Month | 782 | 92 | 151 | 154 | 0 | 0 | 10 | 0 | 159 | 305 | 169 | 13 |
| | - Year-To-Date 1996 | 4248 | 528 | 1361 | 590 | 1370 | 6 | 97 | 0 | 1396 | 1957 | 2863 | 95 |
| | - Year-To-Date 1995 | 5480 | 512 | 908 | 582 | 1003 | 4 | 115 | 68 | 1672 | 1562 | 2790 | 103 |
| Completed & Not Absorbed | - 1996 | 473 | 109 | 49 | 27 | 599 | 0 | 5 | 0 | 104 | 76 | 708 | 13 |
| | - 1995 | 526 | 115 | 61 | 70 | 799 | 0 | 6 | 11 | 5 | 142 | 810 | 15 |
| Total Supply | - 1996 | 8799 | 1455 | 2172 | 1639 | 4842 | 0 | 233 | 105 | 1700 | 3916 | 6775 | 209 |
| | - 1995 | 7613 | 1025 | 1861 | 1036 | 4766 | 0 | 150 | 124 | 3024 | 3021 | 7940 | 195 |
| Absorptions | - Current Month | 829 | 90 | 163 | 165 | 43 | 0 | 8 | 0 | 93 | 328 | 144 | 13 |
| | - 3 Month Average | 565 | 87 | 219 | 92 | 191 | 0 | 24 | 0 | 261 | 311 | 476 | 14 |
| | - 12 Month Average | 685 | 77 | 189 | 88 | 203 | 1 | 18 | 3 | 166 | 281 | 387 | 14 |

## TORONTO CMA

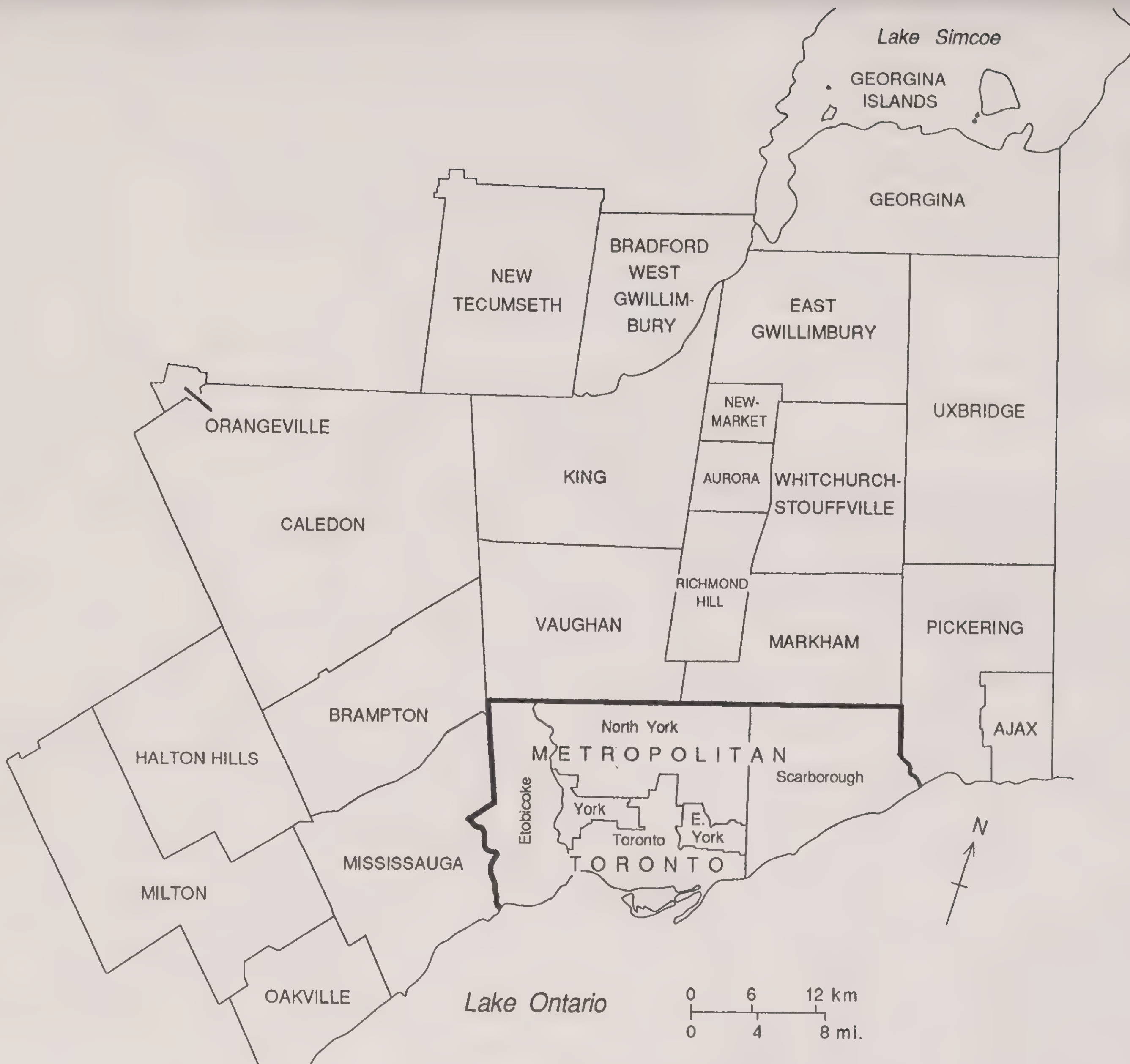
| | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | ROW | APT | TOT |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 1996 | 401 | 327 | 674 | 1248 | 0 | 31 | 0 | 28 | 1001 | 1307 | 47 |
| STARTS | - Current Month | 1147 | 116 | 301 | 252 | 0 | 0 | 2 | 0 | 0 | 553 | 2 | 18 |
| | - Year-To-Date 1996 | 5422 | 866 | 1126 | 656 | 691 | 3 | 56 | 19 | 763 | 1804 | 1510 | 96 |
| | - Year-To-Date 1995 | 3899 | 418 | 1069 | 532 | 1512 | 0 | 2 | 5 | 1188 | 1606 | 2702 | 86 |
| Under Construction | - 1996 | 5505 | 910 | 1406 | 816 | 2995 | 0 | 89 | 105 | 1520 | 2327 | 4604 | 133 |
| | - 1995 | 4283 | 524 | 1142 | 763 | 2332 | 0 | 127 | 23 | 2278 | 1928 | 4737 | 114 |
| COMPLETIONS | - Current Month | 678 | 90 | 140 | 126 | 0 | 0 | 10 | 0 | 159 | 266 | 169 | 12 |
| | - Year-To-Date 1996 | 3765 | 518 | 1229 | 508 | 1370 | 6 | 97 | 0 | 1369 | 1743 | 2836 | 88 |
| | - Year-To-Date 1995 | 4868 | 470 | 822 | 377 | 1003 | 4 | 111 | 60 | 1578 | 1263 | 2692 | 92 |
| Completed & Not Absorbed | - 1996 | 430 | 102 | 46 | 19 | 578 | 0 | 4 | 0 | 104 | 65 | 686 | 12 |
| | - 1995 | 473 | 112 | 48 | 45 | 755 | 0 | 1 | 2 | 5 | 95 | 761 | 14 |
| Total Supply | - 1996 | 7931 | 1413 | 1779 | 1509 | 4821 | 0 | 124 | 105 | 1652 | 3393 | 6597 | 193 |
| | - 1995 | 6755 | 986 | 1603 | 899 | 4650 | 0 | 145 | 115 | 2808 | 2617 | 7603 | 179 |
| Absorptions | - Current Month | 713 | 88 | 151 | 133 | 43 | 0 | 8 | 0 | 93 | 284 | 144 | 12 |
| | - 3 Month Average | 498 | 87 | 206 | 78 | 188 | 0 | 24 | 0 | 260 | 284 | 472 | 13 |
| | - 12 Month Average | 611 | 76 | 172 | 76 | 195 | 1 | 17 | 2 | 162 | 251 | 374 | 13 |

Y 1996

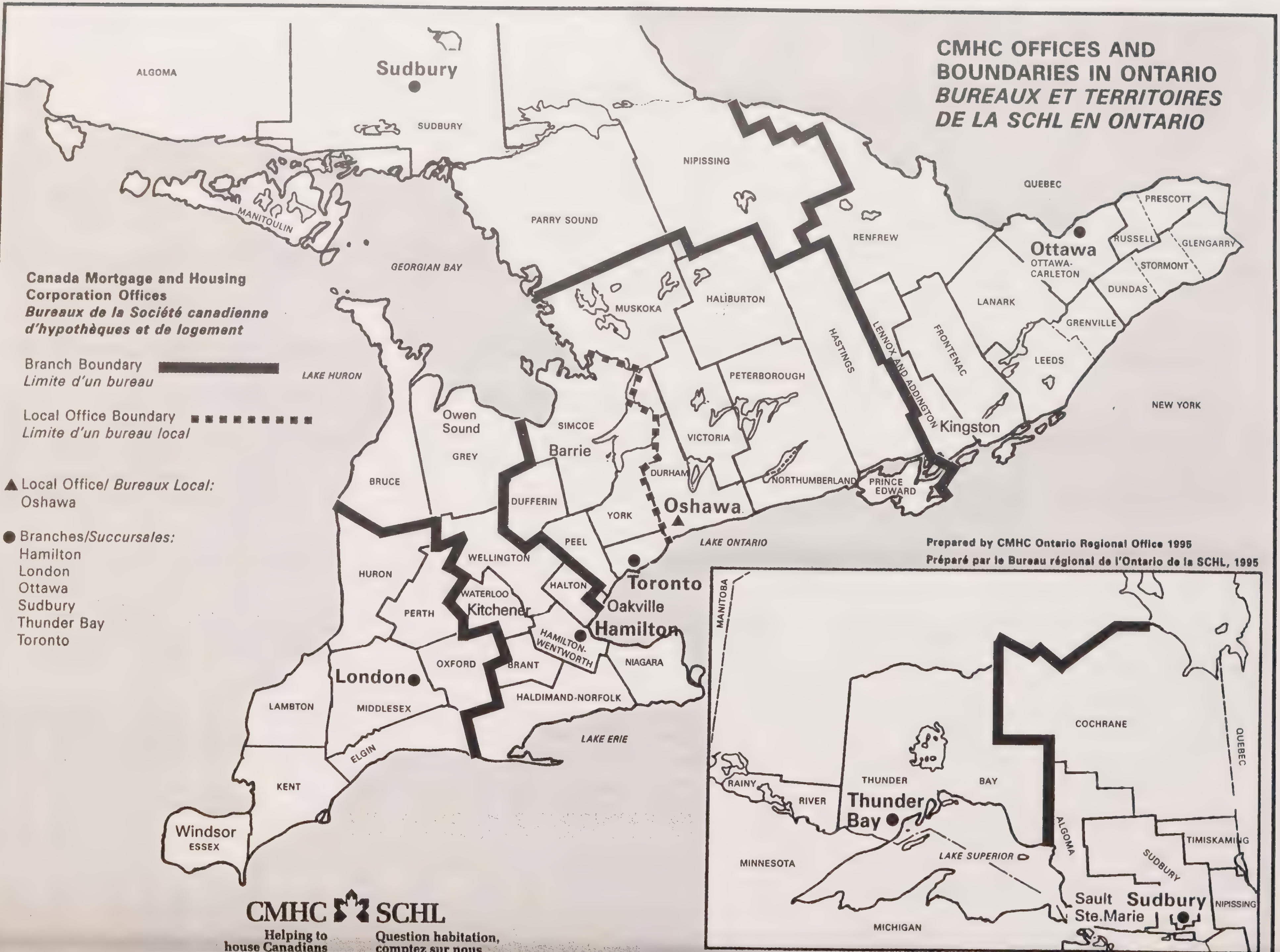
| | | OWNERSHIP | | | | | RENTAL | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | FREEHOLD | | | CONDOMINIUM | | PRIVATE | | ASSISTED | | TOTAL | TOTAL | GRAND |
| TROPOLITAN TORONTO | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | ROW | APT | TOTAL |
| ding Starts | | 297 | 35 | 98 | 166 | 1248 | 0 | 9 | 0 | 0 | 264 | 1257 | 1853 |
| ARTS | - Current Month | 142 | 18 | 37 | 16 | 0 | 0 | 2 | 0 | 0 | 53 | 2 | 215 |
| | - Year-To-Date 1996 | 460 | 80 | 134 | 16 | 584 | 0 | 8 | 9 | 682 | 159 | 1274 | 1973 |
| | - Year-To-Date 1995 | 368 | 44 | 46 | 6 | 1221 | 0 | 2 | 5 | 931 | 57 | 2154 | 2623 |
| ler Construction | - 1996 | 578 | 86 | 175 | 23 | 2888 | 0 | 33 | 95 | 1197 | 293 | 4118 | 5075 |
| | - 1995 | 452 | 54 | 46 | 6 | 1951 | 0 | 47 | 0 | 1606 | 52 | 3604 | 4162 |
| MPLETIONS | - Current Month | 39 | 14 | 12 | 0 | 0 | 0 | 4 | 0 | 81 | 12 | 85 | 150 |
| | - Year-To-Date 1996 | 375 | 56 | 55 | 0 | 1231 | 6 | 90 | 0 | 1112 | 61 | 2433 | 2925 |
| | - Year-To-Date 1995 | 425 | 44 | 47 | 11 | 396 | 4 | 111 | 5 | 1051 | 67 | 1558 | 2094 |
| npleted & Not Absorbed | - 1996 | 90 | 31 | 7 | 6 | 360 | 0 | 4 | 0 | 104 | 13 | 468 | 602 |
| | - 1995 | 114 | 21 | 10 | 19 | 500 | 0 | 1 | 0 | 3 | 29 | 504 | 668 |
| al Supply | - 1996 | 965 | 152 | 280 | 195 | 4496 | 0 | 46 | 95 | 1301 | 570 | 5843 | 7530 |
| | - 1995 | 719 | 96 | 74 | 25 | 4014 | 0 | 60 | 90 | 2026 | 189 | 6100 | 7104 |
| orptions | - Current Month | 45 | 11 | 15 | 1 | 41 | 0 | 2 | 0 | 5 | 16 | 48 | 120 |
| | - 3 Month Average | 50 | 8 | 11 | 0 | 177 | 0 | 23 | 0 | 219 | 11 | 419 | 488 |
| | - 12 Month Average | 61 | 6 | 7 | 2 | 148 | 1 | 11 | 0 | 114 | 10 | 273 | 350 |
| RK REGION | | | | | | | | | | | | | |
| ding Starts | | 675 | 60 | 70 | 0 | 0 | 0 | 5 | 0 | 28 | 70 | 33 | 838 |
| ARTS | - Current Month | 434 | 16 | 60 | 14 | 0 | 0 | 0 | 0 | 0 | 74 | 0 | 524 |
| | - Year-To-Date 1996 | 1942 | 148 | 290 | 205 | 102 | 3 | 0 | 0 | 81 | 498 | 183 | 2771 |
| | - Year-To-Date 1995 | 1610 | 94 | 373 | 331 | 291 | 0 | 0 | 0 | 0 | 704 | 291 | 2699 |
| der Construction | - 1996 | 2085 | 170 | 333 | 314 | 102 | 0 | 8 | 0 | 81 | 647 | 191 | 3093 |
| | - 1995 | 1841 | 110 | 432 | 361 | 364 | 0 | 80 | 23 | 231 | 816 | 675 | 3442 |
| MPLETIONS | - Current Month | 216 | 14 | 16 | 77 | 0 | 0 | 6 | 0 | 0 | 93 | 6 | 329 |
| | - Year-To-Date 1996 | 1420 | 64 | 153 | 309 | 139 | 0 | 6 | 0 | 0 | 462 | 145 | 2091 |
| | - Year-To-Date 1995 | 1992 | 102 | 193 | 27 | 469 | 0 | 0 | 0 | 36 | 220 | 505 | 2819 |
| mpleted & Not Absorbed | - 1996 | 122 | 34 | 2 | 4 | 214 | 0 | 0 | 0 | 0 | 6 | 214 | 376 |
| | - 1995 | 108 | 11 | 2 | 2 | 230 | 0 | 0 | 0 | 0 | 4 | 230 | 353 |
| al Supply | - 1996 | 2882 | 264 | 405 | 318 | 316 | 0 | 13 | 0 | 109 | 723 | 438 | 4307 |
| | - 1995 | 2478 | 161 | 438 | 378 | 594 | 0 | 85 | 23 | 339 | 839 | 1018 | 4496 |
| sorptions | - Current Month | 231 | 14 | 18 | 77 | 2 | 0 | 6 | 0 | 0 | 95 | 8 | 348 |
| | - 3 Month Average | 205 | 8 | 22 | 44 | 10 | 0 | 0 | 0 | 0 | 66 | 10 | 289 |
| | - 12 Month Average | 236 | 11 | 46 | 28 | 44 | 0 | 6 | 2 | 19 | 76 | 69 | 392 |
| EL REGION | | | | | | | | | | | | | |
| nding Starts | | 681 | 214 | 116 | 422 | 0 | 0 | 0 | 0 | 0 | 538 | 0 | 1433 |
| ARTS | - Current Month | 285 | 70 | 177 | 171 | 0 | 0 | 0 | 0 | 0 | 348 | 0 | 703 |
| | - Year-To-Date 1996 | 1856 | 552 | 497 | 286 | 0 | 0 | 0 | 10 | 0 | 793 | 0 | 3201 |
| | - Year-To-Date 1995 | 1302 | 224 | 556 | 195 | 0 | 0 | 0 | 0 | 257 | 751 | 257 | 2534 |
| der Construction | - 1996 | 1818 | 590 | 675 | 324 | 0 | 0 | 0 | 10 | 242 | 1009 | 242 | 3659 |
| | - 1995 | 1355 | 328 | 499 | 314 | 0 | 0 | 0 | 0 | 378 | 813 | 378 | 2874 |
| OMPLETIONS | - Current Month | 244 | 60 | 97 | 49 | 0 | 0 | 0 | 0 | 78 | 146 | 78 | 528 |
| | - Year-To-Date 1996 | 1180 | 302 | 632 | 185 | 0 | 0 | 1 | 0 | 257 | 817 | 258 | 2557 |
| | - Year-To-Date 1995 | 1499 | 268 | 252 | 269 | 0 | 0 | 0 | 0 | 350 | 521 | 350 | 2638 |
| mpleted & Not Absorbed | - 1996 | 34 | 15 | 31 | 9 | 0 | 0 | 0 | 0 | 0 | 40 | 0 | 89 |
| | - 1995 | 61 | 28 | 19 | 22 | 0 | 0 | 0 | 0 | 0 | 41 | 0 | 130 |
| tal Supply | - 1996 | 2533 | 819 | 822 | 755 | 0 | 0 | 0 | 10 | 242 | 1587 | 242 | 5181 |
| | - 1995 | 2402 | 637 | 874 | 399 | 0 | 0 | 0 | 0 | 378 | 1273 | 378 | 4690 |
| sorptions | - Current Month | 262 | 62 | 87 | 55 | 0 | 0 | 0 | 0 | 88 | 142 | 88 | 554 |
| | - 3 Month Average | 130 | 48 | 90 | 28 | 0 | 0 | 0 | 0 | 41 | 118 | 41 | 337 |
| | - 12 Month Average | 197 | 46 | 85 | 37 | 0 | 0 | 0 | 0 | 24 | 122 | 24 | 389 |

JULY 1996

| HALTON REGION | | FREEHOLD SINGLE | FREEHOLD SEMI | FREEHOLD ROW | CONDOMINIUM ROW | CONDOMINIUM APT | RENTAL PRIVATE ROW | RENTAL PRIVATE APT | RENTAL ASSISTED ROW | RENTAL ASSISTED APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 229 | 62 | 226 | 80 | 0 | 0 | 125 | 0 | 0 | 306 | 125 | 722 |
| STARTS | - Current Month | 138 | 12 | 9 | 5 | 0 | 0 | 0 | 0 | 0 | 14 | 0 | 164 |
| | - Year-To-Date 1996 | 630 | 44 | 164 | 142 | 5 | 0 | 48 | 0 | 0 | 306 | 53 | 1033 |
| | - Year-To-Date 1995 | 345 | 6 | 93 | 52 | 72 | 0 | 0 | 0 | 0 | 145 | 72 | 568 |
| Under Construction | - 1996 | 597 | 48 | 242 | 196 | 5 | 0 | 48 | 0 | 0 | 438 | 53 | 1136 |
| | - 1995 | 370 | 6 | 162 | 139 | 72 | 0 | 0 | 0 | 0 | 301 | 72 | 749 |
| COMPLETIONS | - Current Month | 96 | 0 | 0 | 28 | 0 | 0 | 0 | 0 | 0 | 28 | 0 | 124 |
| | - Year-To-Date 1996 | 429 | 8 | 122 | 96 | 0 | 0 | 0 | 0 | 0 | 218 | 0 | 655 |
| | - Year-To-Date 1995 | 530 | 38 | 226 | 197 | 0 | 0 | 0 | 55 | 59 | 478 | 59 | 1105 |
| Completed & Not Absorbed | - 1996 | 39 | 5 | 4 | 8 | 10 | 0 | 0 | 0 | 0 | 12 | 10 | 66 |
| | - 1995 | 34 | 7 | 10 | 19 | 35 | 0 | 0 | 11 | 2 | 40 | 37 | 118 |
| Total Supply | - 1996 | 865 | 115 | 472 | 284 | 15 | 0 | 173 | 0 | 0 | 756 | 188 | 1924 |
| | - 1995 | 594 | 43 | 316 | 171 | 107 | 0 | 0 | 11 | 2 | 498 | 109 | 1244 |
| Absorptions | - Current Month | 99 | 0 | 3 | 32 | 0 | 0 | 0 | 0 | 0 | 35 | 0 | 134 |
| | - 3 Month Average | 59 | 2 | 20 | 19 | 3 | 0 | 0 | 0 | 0 | 39 | 3 | 103 |
| | - 12 Month Average | 65 | 1 | 14 | 16 | 8 | 0 | 0 | 1 | 0 | 31 | 8 | 105 |
| **DURHAM REGION** | | | | | | | | | | | | | |
| Pending Starts | | 349 | 29 | 12 | 6 | 0 | 0 | 0 | 0 | 0 | 18 | 0 | 396 |
| STARTS | - Current Month | 236 | 30 | 36 | 61 | 0 | 0 | 0 | 0 | 0 | 97 | 0 | 363 |
| | - Year-To-Date 1996 | 1158 | 82 | 243 | 81 | 0 | 0 | 0 | 0 | 0 | 324 | 0 | 1564 |
| | - Year-To-Date 1995 | 877 | 56 | 119 | 0 | 0 | 0 | 0 | 0 | 39 | 119 | 39 | 1091 |
| Under Construction | - 1996 | 1017 | 52 | 176 | 81 | 0 | 0 | 0 | 0 | 48 | 257 | 48 | 1374 |
| | - 1995 | 753 | 28 | 86 | 55 | 17 | 0 | 0 | 0 | 102 | 141 | 119 | 1041 |
| COMPLETIONS | - Current Month | 187 | 4 | 26 | 0 | 0 | 0 | 0 | 0 | 0 | 26 | 0 | 217 |
| | - Year-To-Date 1996 | 844 | 98 | 399 | 0 | 0 | 0 | 0 | 0 | 27 | 399 | 27 | 1368 |
| | - Year-To-Date 1995 | 1034 | 60 | 190 | 78 | 138 | 0 | 4 | 8 | 176 | 276 | 318 | 1688 |
| Completed & Not Absorbed | - 1996 | 188 | 24 | 5 | 0 | 15 | 0 | 1 | 0 | 0 | 5 | 16 | 233 |
| | - 1995 | 209 | 48 | 20 | 8 | 34 | 0 | 5 | 0 | 0 | 28 | 39 | 324 |
| Total Supply | - 1996 | 1554 | 105 | 193 | 87 | 15 | 0 | 1 | 0 | 48 | 280 | 64 | 2003 |
| | - 1995 | 1420 | 88 | 159 | 63 | 51 | 0 | 5 | 0 | 279 | 222 | 335 | 2065 |
| Absorptions | - Current Month | 192 | 3 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 40 | 0 | 235 |
| | - 3 Month Average | 122 | 21 | 75 | 1 | 0 | 0 | 0 | 0 | 1 | 76 | 1 | 220 |
| | - 12 Month Average | 127 | 13 | 38 | 5 | 3 | 0 | 0 | 0 | 9 | 43 | 12 | 195 |
| **OSHAWA CMA** | | | | | | | | | | | | | |
| Pending Starts | | 159 | 9 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 0 | 180 |
| STARTS | - Current Month | 121 | 20 | 14 | 10 | 0 | 0 | 0 | 0 | 0 | 24 | 0 | 165 |
| | - Year-To-Date 1996 | 580 | 34 | 79 | 10 | 0 | 0 | 0 | 0 | 0 | 89 | 0 | 703 |
| | - Year-To-Date 1995 | 657 | 16 | 119 | 0 | 0 | 0 | 0 | 0 | 39 | 119 | 39 | 831 |
| Under Construction | - 1996 | 495 | 26 | 68 | 10 | 0 | 0 | 0 | 0 | 0 | 78 | 0 | 599 |
| | - 1995 | 492 | 12 | 86 | 0 | 0 | 0 | 0 | 0 | 39 | 86 | 39 | 629 |
| COMPLETIONS | - Current Month | 120 | 2 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 0 | 133 |
| | - Year-To-Date 1996 | 511 | 12 | 135 | 0 | 0 | 0 | 0 | 0 | 27 | 135 | 27 | 685 |
| | - Year-To-Date 1995 | 601 | 26 | 76 | 36 | 0 | 0 | 4 | 8 | 94 | 120 | 98 | 845 |
| Completed & Not Absorbed | - 1996 | 63 | 5 | 1 | 0 | 15 | 0 | 1 | 0 | 0 | 1 | 16 | 85 |
| | - 1995 | 76 | 0 | 12 | 8 | 19 | 0 | 5 | 0 | 0 | 20 | 24 | 120 |
| Total Supply | - 1996 | 717 | 40 | 81 | 10 | 15 | 0 | 1 | 0 | 0 | 91 | 16 | 864 |
| | - 1995 | 845 | 24 | 151 | 8 | 19 | 0 | 5 | 0 | 168 | 159 | 192 | 1220 |
| Absorptions | - Current Month | 126 | 2 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 0 | 139 |
| | - 3 Month Average | 70 | 1 | 14 | 0 | 0 | 0 | 0 | 0 | 1 | 14 | 1 | 86 |
| | - 12 Month Average | 79 | 2 | 18 | 1 | 0 | 0 | 0 | 0 | 3 | 19 | 3 | 103 |


Lake Simcoe
GEORGINA ISLANDS
GEORGINA
NEW TECUMSETH
BRADFORD WEST GWILLIM-BURY
EAST GWILLIMBURY
UXBRIDGE
NEW-MARKET
AURORA
WHITCHURCH-STOUFFVILLE
ORANGEVILLE
KING
CALEDON
RICHMOND HILL
VAUGHAN
MARKHAM
PICKERING
AJAX
BRAMPTON
HALTON HILLS
North York
METROPOLITAN
Scarborough
Etobicoke
York
E. York
Toronto
TORONTO
MISSISSAUGA
MILTON
OAKVILLE
N
Lake Ontario
0 6 12 km
0 4 8 mi.

TORONTO CMA



CMHC OFFICES AND BOUNDARIES IN ONTARIO
BUREAUX ET TERRITOIRES DE LA SCHL EN ONTARIO
Canada Mortgage and Housing Corporation Offices
Bureaux de la Société canadienne d'hypothèques et de logement
Branch Boundary
Limite d'un bureau
Local Office Boundary
Limite d'un bureau local
Local Office/ Bureaux Local:
Oshawa
Branches/Succursales:
Hamilton
London
Ottawa
Sudbury
Thunder Bay
Toronto
ALGOMA
Sudbury
SUDBURY
MANITOULIN
GEORGIAN BAY
LAKE HURON
PARRY SOUND
NIPISSING
QUEBEC
PRESCOTT
RUSSELL
GLENGARRY
Ottawa
OTTAWA-CARLETON
STORMONT
DUNDAS
GRENVILLE
LANARK
LEEDS
RENFREW
FRONTENAC
LENNOX AND ADDINGTON
HASTINGS
Kingston
NEW YORK
MUSKOKA
HALIBURTON
PETERBOROUGH
VICTORIA
NORTHUMBERLAND
PRINCE EDWARD
DURHAM
Oshawa
SIMCOE
Barrie
Owen Sound
GREY
BRUCE
DUFFERIN
YORK
PEEL
LAKE ONTARIO
Toronto
HALTON
Oakville
Hamilton
HAMILTON-WENTWORTH
NIAGARA
WELLINGTON
WATERLOO
Kitchener
HURON
PERTH
OXFORD
BRANT
London
MIDDLESEX
HALDIMAND-NORFOLK
LAMBTON
ELGIN
LAKE ERIE
KENT
Windsor
ESSEX
Prepared by CMHC Ontario Regional Office 1995
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MANITOBA
COCHRANE
QUEBEC
THUNDER BAY
RAINY RIVER
Thunder Bay
MINNESOTA
LAKE SUPERIOR
ALGOMA
TIMISKAMING
SUDBURY
Sault Ste.Marie
Sudbury
NIPISSING
MICHIGAN
CMHC SCHL
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Question habitation, comptez sur nous

CMHC SCHL
Helping to house Canadians

August 1996

# LOCAL HOUSING MARKET REPORT

## TORONTO BRANCH

# TORONTO BRANCH
# LOCAL HOUSING MARKET REPORT
# AUGUST 1996

CANADA MORTGAGE
AND HOUSING CORPORATION

**Toronto Branch**
**John Jarvis, Manager**
**650 Lawrence Avenue West, Toronto, Ontario M6A 1B2**
**(416) 781-2451**

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## HIGHLIGHTS - August 1996

- Toronto CMA employment picks up as interest rates plummet.
- Toronto housing starts lapse from July's brisk pace.
- National starts generally unchanged.
- New home sales continue at high level; resale market remains firm.
- CMHC is launching a new publication - Housing Market Outlook. See CMHC News.
- The brochure for the 1996 Toronto Housing Outlook Conference is available and CMHC is now accepting registrations. Call us at 416-789-8708 for more information.

For further information concerning any of the contents of this report or for more information on housing, please contact the Market Analyst, Toronto Branch Market Analysis Department, (416) 789-8708

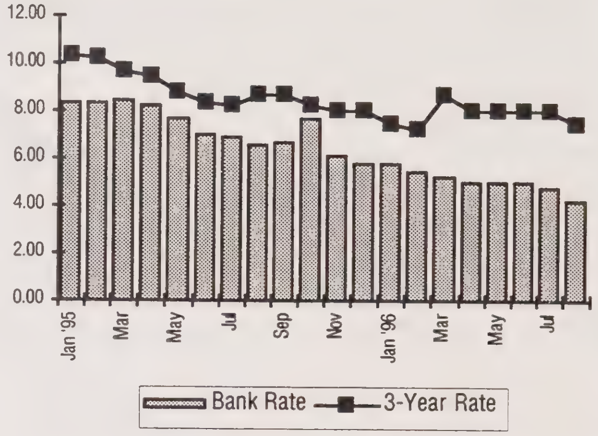
## ECONOMIC INDICATORS

The bank rate edged downwards twice this month leaving the trend setting rate at a mere 4.25%. Mortgage rates quickly followed suit and at month end, mortgage rates declined to 6.15% for the 1-year, 7.44% for the 3 year, and 8.01% for the 5-year. The low levels of mortgage rates this year have led to a very ebullient Toronto new and resale housing market.

The New House Price Index (NHPI) remains unchanged from June at 135.9; this represents a 1.5% decrease from the same period last year. New homes remain an affordable alternative for many homebuyers. On a year over year basis the Toronto inflation rate was 1.6% in August. Compared to July, prices were up 0.2%.

Toronto CMA employment surged ahead in August, adding 11,000 seasonally adjusted jobs (based on a three month moving average). The unemployment rate dipped to 9.4%, reversing its previous 8 month upward trend.

**BANK RATE / 3-YEAR MORTGAGE RATE**
Monthly, 1995 - 1996




### ECONOMIC INDICATORS

| YEAR - MONTH | | INTEREST and EXCHANGE RATES (at month's end) Bank Rate | Mtge. Rate 3 Yr. Inst. | Exch. Rate ($Cdn/$US) | CPI All Items Toronto 1986=100 | NHPI Toronto 1986=100 | TORONTO and OSHAWA CMAs EMPLOYMENT RATIO (%) Toronto | Oshawa | UNEMPLOYMENT RATE (%) Toronto | Oshawa |
|---|---|---|---|---|---|---|---|---|---|---|
| 1995 | January | 8.38 | 10.36 | 70.68 | 134.0 | 137.8 | 61.2 | 65.4 | 9.0 | 7.1 |
| | February | 8.38 | 10.22 | 71.74 | 134.5 | 138.3 | 61.6 | 65.0 | 8.8 | 7.0 |
| | March | 8.47 | 9.70 | 72.59 | 134.6 | 138.7 | 61.8 | 64.3 | 8.7 | 7.2 |
| | April | 8.17 | 9.42 | 73.37 | 134.7 | 138.3 | 61.7 | 63.6 | 8.7 | 7.5 |
| | May | 7.71 | 8.73 | 73.02 | 135.4 | 138.2 | 61.4 | 63.6 | 8.9 | 7.7 |
| | June | 6.97 | 8.38 | 72.67 | 135.5 | 137.5 | 61.2 | 63.6 | 8.9 | 8.1 |
| | July | 6.87 | 8.18 | 73.52 | 135.6 | 138.0 | 61.3 | 63.3 | 8.9 | 8.9 |
| | August | 6.59 | 8.63 | 74.46 | 135.3 | 137.9 | 61.4 | 62.7 | 8.6 | 9.7 |
| | September | 6.71 | 8.63 | 74.01 | 135.8 | 137.9 | 61.5 | 62.4 | 8.5 | 10.2 |
| | October | 7.65 | 8.25 | 73.22 | 135.6 | 137.4 | 61.6 | 62.4 | 8.2 | 10.0 |
| | November | 6.07 | 8.00 | 73.62 | 135.8 | 136.9 | 61.8 | 61.6 | 7.9 | 9.9 |
| | December | 5.79 | 8.03 | 73.49 | 135.6 | 137.5 | 61.7 | 61.7 | 8.0 | 9.0 |
| **AVERAGE** | | **7.31** | **8.88** | **73.03** | **135.2** | **137.9** | **61.5** | **63.3** | **8.6** | **8.5** |
| 1996 | January | 5.74 | 7.56 | 72.63 | 135.9 | 137.6 | 61.4 | 61.4 | 8.3 | 8.3 |
| | February | 5.50 | 7.25 | 72.88 | 136.3 | 136.3 | 61.4 | 62.1 | 8.7 | 8.0 |
| | March | 5.25 | 8.64 | 73.38 | 136.8 | 136.5 | 61.4 | 61.7 | 9.0 | 9.9 |
| | April | 5.00 | 7.98 | 73.30 | 137.1 | 136.0 | 61.5 | 62.2 | 9.2 | 10.4 |
| | May | 5.00 | 7.98 | 73.09 | 137.3 | 135.7 | 61.2 | 62.2 | 9.4 | 10.8 |
| | June | 5.00 | 7.99 | 73.38 | 137.2 | 135.9 | 61.0 | 62.5 | 9.5 | 9.6 |
| | July | 4.75 | 7.99 | 72.86 | 137.2 | 135.9 | 60.9 | 62.3 | 9.7 | 9.9 |
| | August | 4.25 | 7.44 | 73.13 | 137.5 | ----- | 61.1 | 63.0 | 9.4 | 9.8 |

SOURCE: Bank of Canada, CMHC, Statistics Canada

Note: Employment Ratios and Unemployment figures are seasonally-adjusted 3 month moving averages; NHPI excludes GST

## HOUSING STARTS SUMMARY

Toronto Branch housing starts decreased in August compared to the previous month, but exceeded the number of starts in August of last year. Construction began on 1,845 units in August, up 15.7% for the same month last year, but down a considerable 25.9% from July's 2,151 starts. Singles climbed 65.5% over last August's 719 starts to reach 1,190, but multiples fell to 655 starts, a drop of 25.1% from last year. The Peel region with 624 starts, up 39.9% from last August's 446, accounted for over one-third of the total starts.

### HOUSING STARTS - CMHC TORONTO BRANCH

| MONTH | — SINGLES — | | — MULTIPLES — | | — TOTAL — | | |
|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | 1995 | 1996 | 1995 | 1996 | Percent Change |
| January | 618 | 633 | 548 | 553 | 1,166 | 1,186 | +01.7% |
| February | 532 | 407 | 732 | 473 | 1,264 | 880 | -30.4% |
| March | 483 | 627 | 947 | 375 | 1,430 | 1,002 | -29.9% |
| April | 822 | 955 | 919 | 386 | 1,741 | 1,341 | -23.0% |
| May | 913 | 1,342 | 618 | 1,098 | 1,531 | 2,440 | +59.4% |
| June | 1,186 | 1,537 | 844 | 714 | 2,030 | 2,251 | +10.9% |
| July | 584 | 1,418 | 635 | 733 | 1,219 | 2,151 | +76.5% |
| August | 719 | 1,190 | 875 | 655 | 1,594 | 1,845 | +15.7% |
| September | 937 | | 1,007 | | 1,944 | | |
| October | 872 | | 483 | | 1,355 | | |
| November | 838 | | 1,428 | | 2,266 | | |
| December | 860 | | 1,344 | | 2,204 | | |
| **Total** | **9,364** | **8,109** | **10,380** | **4,987** | **19,744** | **13,096** | |

Source: CMHC

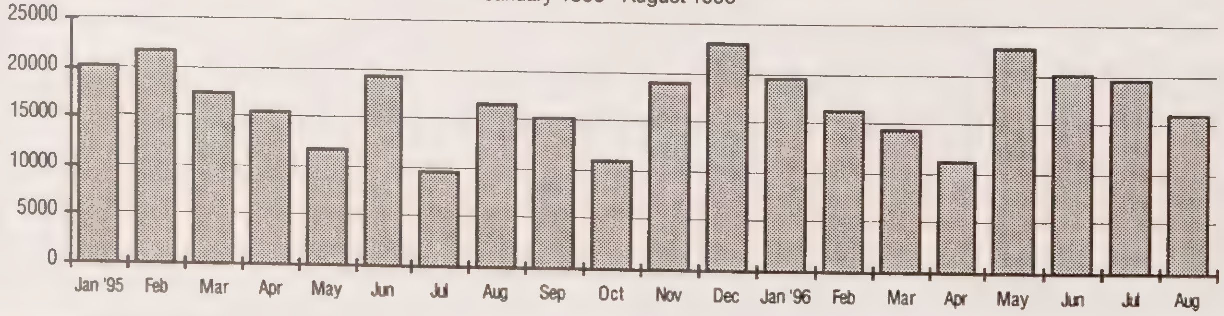
August marked the third straight month of declines in starts for the Toronto CMA. At 16,200 SAAR, Toronto CMA housing starts have now cleared the previous backlog created by this springs Bricklayers' strike. Singles dipped 16.2% to 9,300 SAAR, while the fleeting multiple component dove 21.7% to 6,900 SAAR. Within the Toronto CMA this month, total starts were highest in Mississauga (332), Brampton (259), and Vaughan (136).

## STARTS IN THE TORONTO CMA
### 1995-1996

| | OWNERSHIP | | | | | RENTAL | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | Private | | Assisted | | Total | Total | GRAND | |
| | Single | Semi | Row | Row | Apt. | Row | Apt. | Row | Apt. | Row | Apt. | TOTAL | SAAR |
| **1995** | | | | | | | | | | | | | |
| Jan | 446 | 34 | 57 | 128 | 236 | 0 | 0 | 5 | 48 | 190 | 284 | 954 | 20100 |
| Feb | 456 | 2 | 221 | 25 | 300 | 0 | 0 | 0 | 175 | 246 | 475 | 1179 | 21700 |
| Mar | 375 | 34 | 154 | 22 | 563 | 0 | 0 | 0 | 154 | 176 | 717 | 1302 | 17400 |
| Apr | 669 | 130 | 352 | 42 | 139 | 0 | 0 | 0 | 221 | 394 | 360 | 1553 | 15500 |
| May | 687 | 98 | 95 | 72 | 50 | 0 | 0 | 0 | 100 | 167 | 150 | 1102 | 11700 |
| June | 875 | 80 | 169 | 14 | 224 | 0 | 0 | 0 | 261 | 183 | 485 | 1623 | 19400 |
| July | 391 | 40 | 21 | 229 | 0 | 0 | 2 | 0 | 229 | 250 | 231 | 912 | 9700 |
| Aug | 544 | 86 | 194 | 40 | 184 | 0 | 0 | 0 | 348 | 234 | 532 | 1396 | 16800 |
| Sep | 621 | 162 | 131 | 128 | 395 | 6 | 0 | 0 | 0 | 265 | 395 | 1443 | 15200 |
| Oct | 601 | 50 | 105 | 48 | 101 | 0 | 6 | 0 | 111 | 153 | 218 | 1022 | 10900 |
| Nov | 590 | 116 | 486 | 71 | 457 | 0 | 2 | 86 | 160 | 643 | 619 | 1968 | 19100 |
| Dec | 624 | 64 | 344 | 78 | 757 | 0 | 4 | 0 | 0 | 422 | 761 | 1871 | 23200 |
| **TOTAL** | **6879** | **896** | **2329** | **897** | **3406** | **6** | **14** | **91** | **1807** | **3323** | **5227** | **16325** | |
| **1996** | | | | | | | | | | | | | |
| Jan | 522 | 12 | 130 | 34 | 340 | 0 | 0 | 0 | 0 | 164 | 340 | 1038 | 19700 |
| Feb | 349 | 26 | 81 | 77 | 142 | 0 | 0 | 0 | 141 | 158 | 283 | 816 | 16300 |
| Mar | 535 | 40 | 18 | 41 | 0 | 3 | 0 | 15 | 271 | 77 | 271 | 923 | 14600 |
| Apr | 713 | 98 | 103 | 64 | 0 | 0 | 0 | 4 | 81 | 171 | 81 | 1063 | 11400 |
| May | 1,031 | 328 | 298 | 111 | 204 | 0 | 0 | 0 | 128 | 409 | 332 | 2100 | 22800 |
| June | 1,125 | 246 | 195 | 77 | 5 | 0 | 54 | 0 | 142 | 272 | 201 | 1844 | 20100 |
| July | 1,147 | 116 | 301 | 252 | 0 | 0 | 2 | 0 | 0 | 553 | 2 | 1818 | 19500 |
| Aug | 847 | 154 | 76 | 329 | 0 | 0 | 0 | 0 | 0 | 405 | 0 | 1406 | 16200 |
| **TOTAL** | **6269** | **1020** | **1202** | **985** | **691** | **3** | **56** | **19** | **763** | **2209** | **1510** | **11,008** | |

Source: CMHC

### HOUSING STARTS, TORONTO CMA, SEASONALLY ADJUSTED AT ANNUAL RATES
January 1995 - August 1996



For the country, total housing starts remained virtually unchanged, inching up 0.1% in August to 128,500 SAAR. The make-up of the total starts, however, altered as singles starts declined 3.3% to 59,500 SAAR, while the multiples segment rose 4.9% to 45,300 SAAR. Low mortgage rates, affordable new home prices, and an improving economy are all positive signals for the housing market. Vancouver recorded 17,500 SAAR starts, Toronto recorded 16,200 SAAR, but Montreal stayed in the doldrums at only 5,600 SAAR starts.

### HOUSING STARTS - CANADA

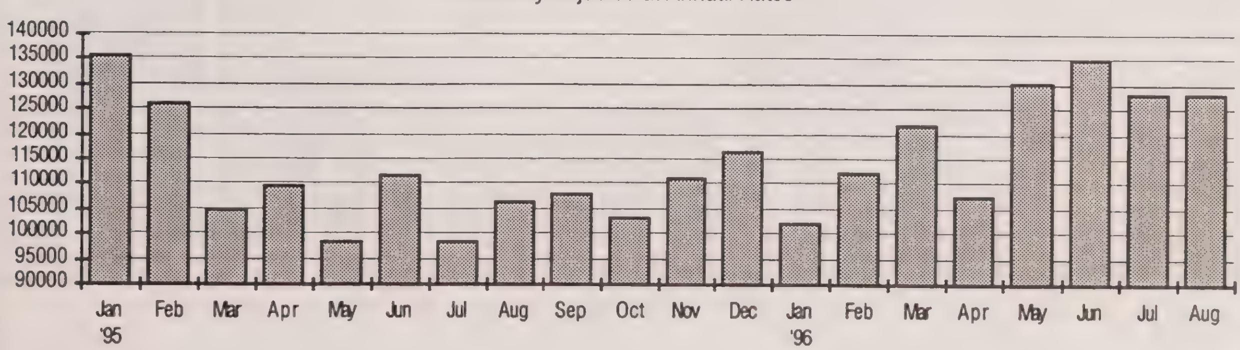
**Dwelling Units Seasonally Adjusted at Annual Rates (SAAR)**

| YEAR/MONTH | URBAN AREAS | | | | | | OTHER AREAS (Quarterly) | GRAND TOTAL | Percent Change |
|---|---|---|---|---|---|---|---|---|---|
| | Singles | Percent Change | Multiples | Percent Change | Total | Percent Change | | | |
| **1995** | | | | | | | | | |
| January | 53,000 | -8.0% | 61,100 | 36.1% | 114,100 | 11.3% | 21,700 | 135,800 | 8.6% |
| February | 55,200 | 4.1% | 49,300 | -19.3% | 104,500 | -8.4% | 21,700 | 126,200 | -7.1% |
| March | 45,900 | -16.8% | 37,500 | -23.9% | 83,400 | -20.2% | 21,700 | 105,100 | -16.7% |
| April | 43,600 | -5.0% | 46,000 | 22.7% | 89,600 | 7.4% | 20,300 | 109,900 | 4.6% |
| May | 39,600 | -9.2% | 38,800 | -15.7% | 78,400 | -12.5% | 20,300 | 98,700 | -10.2% |
| June | 45,400 | 14.6% | 46,100 | 18.8% | 91,500 | 16.7% | 20,300 | 111,800 | 13.3% |
| July | 39,800 | -12.3% | 38,700 | -16.1% | 78,500 | -14.2% | 19,600 | 98,700 | -12.3% |
| August | 43,400 | 9.0% | 43,500 | 12.4% | 86,900 | 10.7% | 19,600 | 106,500 | 8.6% |
| September | 46,000 | 6.0% | 42,400 | 2.5% | 88,400 | 1.7% | 19,600 | 108,000 | 1.4% |
| October | 45,900 | -0.2% | 33,200 | -21.7% | 79,100 | -10.5% | 24,000 | 103,100 | -4.6% |
| November | 47,000 | 2.4% | 40,200 | 21.1% | 87,200 | 10.2% | 24,000 | 111,200 | 7.9% |
| December | 47,300 | 0.6% | 45,200 | 12.4% | 92,500 | 6.1% | 24,000 | 116,500 | 4.8% |
| **1996** | | | | | | | | | |
| January | 48,000 | 1.5% | 30,600 | -32.3% | 78,600 | -15.0% | 23,800 | 102,400 | -12.1% |
| February | 47,900 | -0.2% | 40,600 | 32.7% | 88,500 | 12.6% | 23,800 | 112,300 | 9.7% |
| March | 56,200 | 17.3% | 42,000 | 3.4% | 98,200 | 11.0% | 23,800 | 122,000 | 10.9% |
| April | 54,300 | -3.4% | 30,400 | -27.6% | 84,700 | -13.7% | 22,800 | 107,500 | -11.9% |
| May | 59,400 | 9.4% | 48,300 | 58.9% | 107,700 | 27.2% | 22,800 | 130,500 | 21.4% |
| June | 60,300 | 1.5% | 52,300 | 8.3% | 112,600 | 4.5% | 22,800 | 135,400 | 3.8% |
| July | 61,500 | 2.0% | 43,200 | -17.4% | 104,700 | -7.0% | 23,700 | 128,400 | -5.2% |
| August | 59,500 | -3.3% | 45,300 | 4.9% | 104,800 | 0.1% | 23,700 | 128,500 | 0.1% |

SOURCE: CMHC

### HOUSING STARTS - CANADA

Seasonally Adjusted at Annual Rates



## NEW HOME SALES

New home sales maintained 1996's brisk pace, recording their eighth consecutive month of increases versus the same period last year. This month saw 1493 new home sales, exceeding last August's total of 1,298 by 15%. On a month to month basis, there were 23,000 SAAR sales in August, sliding 3.8% from July's substantial total of 23,900 SAAR.

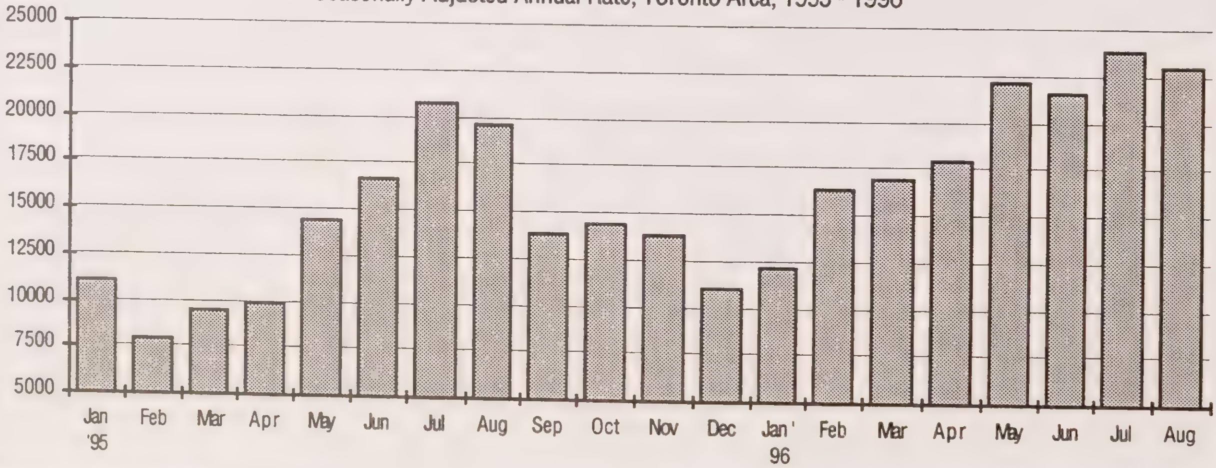
Freehold and Condo new home sales both declined slightly this month on a seasonally adjusted basis. Freehold sales decreased 3.9% to 17,400 SAAR, while Condos receded 3.4% to 5,600 SAAR sales from July's totals.

### NEW HOME SALES - TORONTO AREA

| MONTH | FREEHOLD 1995 | FREEHOLD 1996 | CONDOMINIUM 1995 | CONDOMINIUM 1996 | TOTAL 1995 | TOTAL 1996 | PERCENT CHANGE 1995-1996 | SAAR 1995 | SAAR 1996 |
|---|---|---|---|---|---|---|---|---|---|
| January | 493 | 665 | 372 | 315 | 865 | 980 | 13.3% | 11,000 | 12,200 |
| February | 586 | 1,249 | 232 | 438 | 818 | 1,687 | 106.2% | 8,000 | 16,400 |
| March | 652 | 1,298 | 360 | 551 | 1,012 | 1,849 | 82.7% | 9,500 | 17,000 |
| April | 636 | 1,176 | 291 | 510 | 927 | 1,686 | 81.9% | 9,900 | 18,000 |
| May | 611 | 1,157 | 453 | 467 | 1,064 | 1,624 | 52.6% | 14,500 | 22,200 |
| June | 789 | 1,055 | 388 | 453 | 1,177 | 1,508 | 28.1% | 16,700 | 21,600 |
| July | 856 | 941 | 350 | 465 | 1,206 | 1,406 | 16.6% | 20,800 | 23,900 |
| August | 824 | 1,065 | 474 | 428 | 1,298 | 1,493 | 15.0% | 19,700 | 23,000 |
| September | 851 | | 381 | | 1,232 | | | 13,900 | |
| October | 957 | | 425 | | 1,382 | | | 14,500 | |
| November | 688 | | 484 | | 1,172 | | | 13,900 | |
| December | 447 | | 257 | | 704 | | | 11,000 | |
| TOTAL | 8,390 | | 4,467 | | 12,857 | | | | |

SOURCE: Greater Toronto Home Builders' Association, Housing Data Report, prepared by Brethour Research Associates Limited; seasonal adjustment by CMHC.

**NEW HOME SALES**
Seasonally Adjusted Annual Rate, Toronto Area, 1995 - 1996



## RESALE ACTIVITY

Although the resale market cooled somewhat in August, it continues to outpace last year, with August sales increasing by 4.6% to 57,100 SAAR (4,372 actual sales) from last August's 54,600 SAAR. Year-to-date resales have hit 36,253--representing a 37% increase over the 26,525 sales for the same period last year.

The seasonally adjusted sales-to-listings ratio, at 31.0%, remained close to the 30% boundary which signifies a "sellers" market for the fifth straight month. A tighter market usually creates some upward price pressure, however, the average resale price dropped by 1.1% to $197,622 from $199,856 in July, for a total decrease of 3.3% since June's $204,392 average resale price. This price movement indicates that the low-end product is dominating, while high-end move-up consumption has faded, keeping the average price subdued.

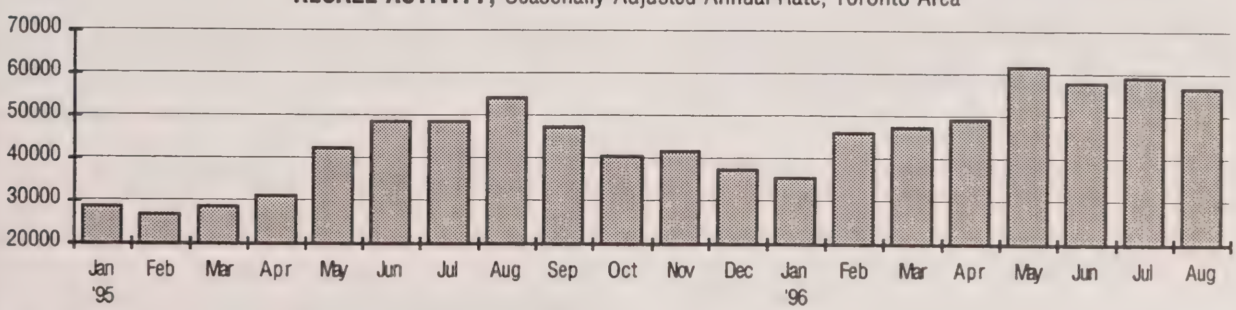
### RESALE ACTIVITY - TORONTO REAL ESTATE BOARD

| MONTH | 1995 | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Number of Sales | SAAR | Number Listings | Listing SA | Sales to Listings | Sales to Listings SA | Average Price | Median Price |
| January | 1,791 | 28,700 | 12,137 | 14,200 | 14.8% | 16.9% | $199,759 | $170,500 |
| February | 2,455 | 26,800 | 13,756 | 14,200 | 17.8% | 15.7% | $208,225 | $175,500 |
| March | 3,218 | 28,600 | 18,396 | 15,200 | 17.5% | 15.7% | $207,556 | $175,000 |
| April | 3,204 | 31,000 | 17,275 | 13,700 | 18.5% | 18.8% | $212,541 | $175,700 |
| May | 3,785 | 42,500 | 18,115 | 14,700 | 20.9% | 24.1% | $212,626 | $177,500 |
| June | 4,172 | 48,900 | 17,023 | 15,100 | 24.5% | 27.0% | $202,297 | $175,000 |
| July | 3,721 | 48,500 | 14,429 | 15,000 | 25.8% | 26.9% | $202,686 | $175,000 |
| August | 4,179 | 54,600 | 14,715 | 16,400 | 28.4% | 27.7% | $198,594 | $172,500 |
| September | 3,841 | 47,500 | 15,434 | 15,200 | 24.9% | 26.1% | $195,099 | $170,000 |
| October | 3,344 | 40,500 | 13,709 | 13,500 | 24.4% | 25.1% | $201,526 | $172,000 |
| November | 3,295 | 41,900 | 12,374 | 13,900 | 26.6% | 25.2% | $197,999 | $170,000 |
| December | 2,268 | 37,300 | 6,976 | 12,500 | 32.5% | 24.9% | $197,119 | $169,000 |
| **TOTAL Jan-Dec** | **39,273** | | | | | | **$203,028** | |

| MONTH | 1996 | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Number of Sales | SAAR | Number Listings | Listing SA | Sales to Listings | Sales to Listings SA | Average Price | Median Price |
| January | 2,222 | 35,700 | 12,805 | 15,000 | 17.4% | 19.9% | $195,169 | $166,000 |
| February | 4,207 | 46,000 | 15,263 | 15,800 | 27.6% | 24.3% | $192,406 | $169,000 |
| March | 5,350 | 47,500 | 16,985 | 14,000 | 31.5% | 28.3% | $197,523 | $171,000 |
| April | 5,070 | 49,100 | 16,139 | 12,800 | 31.4% | 31.9% | $198,445 | $173,000 |
| May | 5,514 | 61,900 | 18,295 | 14,900 | 30.1% | 34.7% | $201,847 | $176,000 |
| June | 4,979 | 58,300 | 15,742 | 13,900 | 31.6% | 34.9% | $204,392 | $175,000 |
| July | 4,539 | 59,100 | 14,873 | 15,400 | 30.5% | 31.9% | $199,856 | $172,500 |
| August | 4,372 | 57,100 | 13,731 | 15,300 | 31.8% | 31.0% | $197,622 | $173,000 |

N.B. 1) New listings plus reruns
SOURCE: Toronto Real Estate Board; seasonal adjustment by CMHC.

**RESALE ACTIVITY,** Seasonally Adjusted Annual Rate, Toronto Area



## RESALE ACTIVITY - TORONTO BRANCH AREA

| REAL ESTATE BOARD | JULY 1995 # of Sales | JULY 1995 No. of Listings | JULY 1995 Average Price | JULY 1996 # of Sales | JULY 1996 # of Listings | JULY 1996 Average Price | PERCENT CHANGE 1995-1996 # of Sales | PERCENT CHANGE 1995-1996 Average Price |
|---|---|---|---|---|---|---|---|---|
| Bancroft District | 20 | 47 | $67,095 | 25 | 100 | $86,646 | 25.0 | 29.1 |
| Barrie and District | 237 | 473 | $136,143 | 283 | 506 | $136,096 | 19.4 | .0 |
| Cobourg-Port Hope | 73 | 145 | $125,207 | 68 | 170 | $117,707 | -6.8 | -6.0 |
| Georgian Triangle | 98 | 330 | $104,449 | 101 | 296 | $113,291 | 3.1 | 8.5 |
| Haliburton District | 54 | 139 | $99,043 | 63 | 158 | $94,066 | 16.7 | -5.0 |
| Lindsay and District | 112 | 229 | $108,565 | 105 | 253 | $107,779 | -6.3 | -.7 |
| Midland and Penetanguishene | 47 | 196 | $95,188 | 82 | 318 | $102,700 | 74.5 | 7.9 |
| Muskoka | 147 | 502 | $120,308 | 186 | 530 | $139,138 | 26.5 | 15.7 |
| Oakville-Milton | 237 | 376 | $233,127 | 268 | 395 | $225,662 | 13.1 | -3.2 |
| Orangeville and District | 60 | 152 | $154,513 | 115 | 147 | $144,912 | 91.7 | -6.2 |
| Orillia and District | 70 | 202 | $123,782 | 75 | 234 | $119,149 | 7.1 | -3.7 |
| Peterborough | 149 | 339 | $111,701 | 164 | 372 | $113,155 | 10.1 | 1.3 |
| Quinte & District | 174 | 176 | $108,334 | 178 | 395 | $106,603 | 2.3 | -1.6 |
| Toronto | 3721 | 6617 | $202,687 | 4539 | 7336 | $199,856 | 22.0 | -1.4 |

NB: 1 Only new listings are included in this table
Note: Due to changes in reporting by CREA, Mississauga and Oshawa and District figures are no longer included in this table.

Source: CREA (The Canadian Real Estate Association)

## CMHC NEWS

The Housing Market Outlook is a new report that replaces the current Housing Forecast. Each report analyzes and forecasts the most recent movements in the resale and new housing markets in one of 26 major urban centers (which include Toronto and Oshawa). Features include an expanded eight-page format with indepth submarket analysis, time-savers like QuickScan layout and exclusive TrendMaps. Market trends include local MLS activity, average prices, ratios comparing sale prices and list prices, factors affecting the local economy, forecast for housing starts and new home prices, sales levels and mortgage rates. A one year, 3 issue subscription can be had for only $24.

Brochures for the November 21, 1996 Toronto Housing Outlook Conference are now available and we are currently accepting registrations. The conference will analyze many key issues including: economic forecasts, housing opportunities, demographic analysis, and consumer trends. Register and pay in full by November 1st and receive a complimentary one year subscription to CMHC's "Housing Market Outlook".

If interested in either the conference brochure or the new Housing Market Outlook report, give us a call at (416) 789-8708.

## NEW RESIDENTIAL CONSTRUCTION ACTIVITY

### Introduction

The new residential construction statistics presented in this report are derived from the Starts and Completions Survey and the Market Absorption Survey conducted by Canada Mortgage and Housing Corporation (CMHC). They refer to self-contained dwelling units not designed for seasonal use.

The Starts and Completions Survey monitors the rate of starts and completions in Canada and the construction period of new dwellings on a monthly basis in urban areas with populations in excess of 10,000 persons. In addition, the survey also provides estimates of the total number of dwelling starts and completions in all provinces using a sample of areas with populations below 10,000 persons which are enumerated quarterly. This sample is then used to estimate the total number of new additions to the housing stock in each quarter for all provinces.

The Market Absorption Survey produces statistics to measure the rate at which units are sold or rented after they have been completed. This survey deals only with newly completed, self-contained dwellings which are not sold, or in the case of rental projects, rented at the time the dwellings are reported as completed in the Starts and Completions Survey. This survey is conducted monthly in Census Metropolitan Areas, large urban centres and Census Agglomerations with 50,000 or more persons.

It should be noted Burlington, Halton Hills, and Milton are not part of the CMHC Toronto Branch territory but are included to provide complete data for Halton Region and the Toronto CMA respectively. Brock and Hamilton Townships are not part of the National survey but are included to provide complete data for Durham Region and Northumberland County respectively. Mono Township, Scugog, Adjala-Tosontario, Brighton, Cavan, Fenelon Township, Hope Township, Laxton, Mariposa Township, Percy Township, Sturgeon Point, Carlow, Limerick, Rawdon, Faraday, and Hungerford are surveyed quarterly.A hyphen ("-") is inserted in the following tables in cases where data are not available.

Private rental units refer to privately initiated rental projects, including syndicated rental projects where condominium registration is intended. Assisted rental projects include all projects subsidized by either the federal and/or provincial governments, where at least some units are geared to households in need.

The accompanying definitions and maps have been provided to help clarify the information provided in the following tables. Should you require further assistance, please contact the Toronto Branch Market Analyst at (416) 789-8708.

## DEFINITIONS

**PENDING STARTS** refer to dwelling units where a building permit and/or National Housing Act (NHA) approval exists but construction has not started.

**STARTS** refer to units where construction has advanced to a stage where full (100%) footings are in place. In the case of multiple unit structures, this definition of a start applies to the entire structure.

**UNDER CONSTRUCTION** refers to the inventory of units currently being constructed. Under construction figures include current month starts and excludes current month completions.

**COMPLETIONS** Singles and Semis - occur when 90% or more of a structure has been completed. A structure may be considered to be complete and ready for occupancy when only seasonal deficiencies and/or minor infractions to building codes remain.

Row and Apartments - occur when 90% or more of the dwelling units within a structure are completed and ready for occupancy.

**COMPLETED & NOT ABSORBED** refers to newly constructed, completed units which have never been sold or rented.

**TOTAL SUPPLY** refers to the total supply of new units and includes pending starts, units under construction, and units that are completed but not absorbed.

**ABSORPTIONS** refer to newly completed units which have been sold or rented. The number of absorptions is obtained from a survey initiated when the structure is completed. Units sold or leased prior to construction are not considered as absorbed until the completion stage.*

* Condominium units are absorbed when a firm sale has been reported, even though the unit may not be actually occupied.

* Three and twelve month averages exclude the current month.

# STAY INFORMED WITH CMHC MARKET ANALYSIS PUBLICATIONS

**CMHC is your primary source of housing market information and analysis.**

The following reports are published by CMHC's Toronto Branch. Where no prices are shown, the reports are free of charge. For these reports, please contact Beverly Doucette at 416-789-8708. Items indicated with an asterisk (*) are also available for most centres across Canada. Contact us for more information.

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***RENTAL MARKET REPORT** -- This report provides current vacancy and rent statistics of local markets. The report is based on a survey of privately and publicly initiated apartment and row structures of three or more units offered for rent. The report is produced annually and is available for the Toronto CMA, the Oshawa CMA, and the Barrie, Peterborough, and Belleville areas at the Toronto Branch.

***HOUSING MARKET OUTLOOK** -- This report replaces the current Housing Forecast. Each report analyzes and forecasts the most recent movements in the resale and new housing markets. Market trends include local MLS activity, average prices, factors affecting the local economy, forecast for housing starts and new home prices, sales levels and mortgage rates. It is produced three times a year. At the Toronto Branch, it is available for the Toronto CMA, and Oshawa CMA. Single copies are $10 + GST and a one year, 3 issue subscription for only $24 + GST. Twice per year reports are available for Barrie and Peterborough ($20 + GST per year).

**RETIREMENT HOME SURVEY** -- An annual report produced to indicate the state of the retirement home market in the Toronto Branch Territory. Vacancy rates, per diem rates, supply and demand factors, and new construction of retirement homes are summarized. ($25)

**CONDOMINIUM SURVEY** -- This annual report is produced for the Toronto CMA as a supplement to the Rental Market Survey to determine rental vacancy rates in condominiums, price and rent per square foot, and new supply. ($15)

**LAND SUPPLY SURVEY** -- This report is produced in conjunction with the Ministry of Housing and area municipalities. It monitors the active, draft-approved, and registered plans of subdivision and residential land availability. Long term potential demand is discussed to indicate the duration of land supply. It is an annual report available for the Greater Toronto Area. ($20)

**MULTIPLE UNIT PROGRESS REPORTS** -- This report is a quarterly listing of multiple unit projects currently approved and under construction in the Toronto Branch. ($15 for a single issue or $40 annually)

**DETAILED LOCAL HOUSING MARKET REPORT TABLES** -- These are statistical tables for the area municipalities and are available monthly ($10 for a single issue or $75 annually). These are also available by fax ($15 for a single issue or $100 annually).

**DETAILED RENTAL MARKET REPORT TABLES** -- These are statistical tables which include vacancies by age of structure, average rents by age of structure, and vacancy rates by rent range. They are available for Toronto (covering each of 31 zones -- $30), Oshawa (covering each of 4 zones -- $15), Barrie ($10), Peterborough ($10), and Belleville ($10).

**WHO'S OUT THERE?** -- Using CMHC's extensive database on NHA mortgages, this report profiles NHA borrowers, and the choices they make in the real estate and mortgage markets. Produced quarterly for the Toronto CMA, lending and real estate professionals can use it in their business planning and to educate their clients. ($8 for a single issue, $20 annually)

# SUMMARY TABLES

AUGUST HOUSING STARTS

| | SINGLES 1995 | SINGLES 1996 | Percent Change | MULTIPLES 1995 | MULTIPLES 1996 | Percent Change | TOTAL 1995 | TOTAL 1996 | Percent Change |
|---|---|---|---|---|---|---|---|---|---|
| CMHC TORONTO BRANCH | 719 | 1,190 | 65.5 | 875 | 655 | -25.1 | 1,594 | 1,845 | 15.7 |
| GREATER TORONTO AREA | 604 | 979 | 62.1 | 871 | 658 | -24.5 | 1,475 | 1,637 | 11.0 |
| TORONTO CMA: | 544 | 847 | 55.7 | 852 | 559 | -34.4 | 1,396 | 1,406 | 0.7 |
| METRO TORONTO: | 81 | 115 | 42.0 | 541 | 40 | -92.6 | 622 | 155 | -75.1 |
| Toronto City | 3 | 7 | 133.3 | 395 | 5 | -98.7 | 398 | 12 | -97.0 |
| East York | 2 | 3 | 50.0 | 0 | 0 | N/A | 2 | 3 | 50.0 |
| Etobicoke | 9 | 23 | 155.6 | 0 | 0 | N/A | 9 | 23 | 155.6 |
| North York | 58 | 40 | -31.0 | 0 | 8 | N/A | 58 | 48 | -17.2 |
| Scarborough | 9 | 42 | 366.7 | 0 | 23 | N/A | 9 | 65 | 622.2 |
| York City | 0 | 0 | N/A | 146 | 4 | -97.3 | 146 | 4 | -97.3 |
| YORK REGION: | 170 | 295 | 73.5 | 19 | 89 | 368.4 | 189 | 384 | 103.2 |
| Aurora | 8 | 40 | 400.0 | 0 | 42 | N/A | 8 | 82 | 925.0 |
| East Gwillimbury | 2 | 6 | 200.0 | 0 | 0 | N/A | 2 | 6 | 200.0 |
| Georgina Island | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Georgina Township | 6 | 4 | -33.3 | 0 | 0 | N/A | 6 | 4 | -33.3 |
| King | 1 | 3 | 200.0 | 0 | 0 | N/A | 1 | 3 | 200.0 |
| Markham | 49 | 15 | -69.4 | 0 | 0 | N/A | 49 | 15 | -69.4 |
| Newmarket | 42 | 52 | 23.8 | 0 | 11 | N/A | 42 | 63 | 50.0 |
| Richmond Hill | 20 | 70 | 250.0 | 0 | 0 | N/A | 20 | 70 | 250.0 |
| Vaughan | 36 | 100 | 177.8 | 19 | 36 | 89.5 | 55 | 136 | 147.3 |
| Whitchurch-Stouffville | 6 | 5 | -16.7 | 0 | 0 | N/A | 6 | 5 | -16.7 |
| PEEL REGION: | 181 | 232 | 28.2 | 265 | 392 | 47.9 | 446 | 624 | 39.9 |
| Brampton | 60 | 85 | 41.7 | 84 | 174 | 107.1 | 144 | 259 | 79.9 |
| Caledon | 17 | 23 | 35.3 | 0 | 10 | N/A | 17 | 33 | 94.1 |
| Mississauga | 104 | 124 | 19.2 | 181 | 208 | 14.9 | 285 | 332 | 16.5 |
| HALTON REGION: | 77 | 135 | 75.3 | 27 | 61 | 125.9 | 104 | 196 | 88.5 |
| Burlington ** | 12 | 30 | 150.0 | 0 | 49 | N/A | 12 | 79 | 558.3 |
| Halton Hills | 29 | 37 | 27.6 | 0 | 6 | N/A | 29 | 43 | 48.3 |
| Milton | 5 | 2 | -60.0 | 0 | 0 | N/A | 5 | 2 | -60.0 |
| Oakville | 31 | 66 | 112.9 | 27 | 6 | -77.8 | 58 | 72 | 24.1 |
| REST OF TORONTO CMA: | 47 | 100 | 112.8 | 0 | 26 | N/A | 47 | 126 | 168.1 |
| Ajax | 4 | 22 | 450.0 | 0 | 0 | N/A | 4 | 22 | 450.0 |
| Bradford West Gwillimbury | 6 | 0 | -100.0 | 0 | 0 | N/A | 6 | 0 | -100.0 |
| Orangeville | 5 | 1 | -80.0 | 0 | 0 | N/A | 5 | 1 | -80.0 |
| Pickering | 17 | 44 | 158.8 | 0 | 24 | N/A | 17 | 68 | 300.0 |
| New Tecumseth | 9 | 20 | 122.2 | 0 | 2 | N/A | 9 | 22 | 144.4 |
| Uxbridge | 6 | 13 | 116.7 | 0 | 0 | N/A | 6 | 13 | 116.7 |
| Mono Township ** | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| DURHAM REGION: | 95 | 202 | 112.6 | 19 | 76 | 300.0 | 114 | 278 | 143.9 |
| OSHAWA CMA: | 68 | 123 | 80.9 | 19 | 52 | 173.7 | 87 | 175 | 101.1 |
| Oshawa City | 17 | 22 | 29.4 | 7 | 8 | 14.3 | 24 | 30 | 25.0 |
| Clarington | 40 | 71 | 77.5 | 12 | 44 | 266.7 | 52 | 115 | 121.2 |
| Whitby | 11 | 30 | 172.7 | 0 | 0 | N/A | 11 | 30 | 172.7 |
| REST OF DURHAM: | 27 | 79 | 192.6 | 0 | 24 | N/A | 27 | 103 | 281.5 |
| Ajax | 4 | 22 | 450.0 | 0 | 0 | N/A | 4 | 22 | 450.0 |
| Brock | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Pickering | 17 | 44 | 158.8 | 0 | 24 | N/A | 17 | 68 | 300.0 |
| Scugog | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Uxbridge | 6 | 13 | 116.7 | 0 | 0 | N/A | 6 | 13 | 116.7 |
| SIMCOE COUNTY: | 88 | 177 | 101.1 | 2 | 50 | 2400.0 | 90 | 227 | 152.2 |
| BARRIE CA: | 43 | 119 | 176.7 | 0 | 32 | N/A | 43 | 151 | 251.2 |
| Barrie City | 34 | 87 | 155.9 | 0 | 32 | N/A | 34 | 119 | 250.0 |
| Innisfil | 6 | 26 | 333.3 | 0 | 0 | N/A | 6 | 26 | 333.3 |
| Springwater Township | 3 | 6 | 100.0 | 0 | 0 | N/A | 3 | 6 | 100.0 |
| COLLINGWOOD | 5 | 4 | -20.0 | 2 | 16 | 700.0 | 7 | 20 | 185.7 |
| MIDLAND CA: | 11 | 22 | 100.0 | 0 | 0 | N/A | 11 | 22 | 100.0 |
| Midland Town | 5 | 3 | -40.0 | 0 | 0 | N/A | 5 | 3 | -40.0 |
| Penetanguishene | 0 | 7 | N/A | 0 | 0 | N/A | 0 | 7 | N/A |
| Christian Island | 0 | 5 | N/A | 0 | 0 | N/A | 0 | 5 | N/A |
| Tay Township | 6 | 3 | -50.0 | 0 | 0 | N/A | 6 | 3 | -50.0 |
| Tiny Township | 0 | 4 | N/A | 0 | 0 | N/A | 0 | 4 | N/A |

AUGUST HOUSING STARTS

| | SINGLES | | | MULTIPLES | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| ORILLIA CA: | 14 | 12 | -14.3 | 0 | 0 | N/A | 14 | 12 | -14.3 |
| Orillia City | 10 | 8 | -20.0 | 0 | 0 | N/A | 10 | 8 | -20.0 |
| Severn Township | 4 | 4 | 0.0 | 0 | 0 | N/A | 4 | 4 | 0.0 |
| REST OF SIMCOE COUNTY: | 15 | 20 | 33.3 | 0 | 2 | N/A | 15 | 22 | 46.7 |
| Adjala-Tosorontio Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Bradford West Gwillimbury | 6 | 0 | -100.0 | 0 | 0 | N/A | 6 | 0 | -100.0 |
| New Tecumseth | 9 | 20 | 122.2 | 0 | 2 | N/A | 9 | 22 | 144.4 |
| MUSKOKA DISTRICT: | 14 | 15 | 7.1 | 0 | 0 | N/A | 14 | 15 | 7.1 |
| Bracebridge | 3 | 2 | -33.3 | 0 | 0 | N/A | 3 | 2 | -33.3 |
| Gravenhurst | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Huntsville | 11 | 13 | 18.2 | 0 | 0 | N/A | 11 | 13 | 18.2 |
| VICTORIA/HALIBURTON: | 5 | 6 | 20.0 | 0 | 0 | N/A | 5 | 6 | 20.0 |
| LINDSAY CA: | 5 | 6 | 20.0 | 0 | 0 | N/A | 5 | 6 | 20.0 |
| Lindsay Town | 4 | 4 | 0.0 | 0 | 0 | N/A | 4 | 4 | 0.0 |
| Ops Township | 1 | 2 | 100.0 | 0 | 0 | N/A | 1 | 2 | 100.0 |
| REST OF VICTORIA/HALIBURTON | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Fenelon Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Laxton Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Mariposa Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Sturgeon Point Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| PETERBOROUGH COUNTY: | 29 | 40 | 37.9 | 0 | 0 | N/A | 29 | 40 | 37.9 |
| PETERBOROUGH CA: | 29 | 40 | 37.9 | 0 | 0 | N/A | 29 | 40 | 37.9 |
| Peterborough City | 14 | 29 | 107.1 | 0 | 0 | N/A | 14 | 29 | 107.1 |
| Dummer Township | 2 | 2 | 0.0 | 0 | 0 | N/A | 2 | 2 | 0.0 |
| Douro Township | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| Ennismore Township | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| Indian Reserves 35&36 | 8 | 3 | -62.5 | 0 | 0 | N/A | 8 | 3 | -62.5 |
| Lakefield | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| North Monaghan Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Otonabee Township | 3 | 0 | -100.0 | 0 | 0 | N/A | 3 | 0 | -100.0 |
| Smith Township | 2 | 4 | 100.0 | 0 | 0 | N/A | 2 | 4 | 100.0 |
| REST OF PETERBOROUGH COUNTY | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Cavan Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| NORTHUMBERLAND COUNTY: | 10 | 22 | 120.0 | 0 | 2 | N/A | 10 | 24 | 140.0 |
| COBOURG | 7 | 9 | 28.6 | 0 | 2 | N/A | 7 | 11 | 57.1 |
| REST OF NORTHUMBERLAND: | 3 | 13 | 333.3 | 0 | 0 | N/A | 3 | 13 | 333.3 |
| Port Hope | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Murray Township | 2 | 13 | 550.0 | 0 | 0 | N/A | 2 | 13 | 550.0 |
| Brighton Town | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Hope Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Percy Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Hamilton Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| HASTINGS/PRINCE EDWARD: | 10 | 18 | 80.0 | 2 | 0 | -100.0 | 12 | 18 | 50.0 |
| BELLEVILLE CA: | 12 | 31 | 158.3 | 2 | 0 | -100.0 | 14 | 31 | 121.4 |
| Belleville City | 1 | 7 | 600.0 | 2 | 0 | -100.0 | 3 | 7 | 133.3 |
| Ameliasburgh Township | 1 | 3 | 200.0 | 0 | 0 | N/A | 1 | 3 | 200.0 |
| Frankford Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Murray Township | 2 | 13 | 550.0 | 0 | 0 | N/A | 2 | 13 | 550.0 |
| Sidney Township | 1 | 3 | 200.0 | 0 | 0 | N/A | 1 | 3 | 200.0 |
| Stirling Village | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Thurlow Township | 5 | 3 | -40.0 | 0 | 0 | N/A | 5 | 3 | -40.0 |
| Trenton City | 1 | 2 | 100.0 | 0 | 0 | N/A | 1 | 2 | 100.0 |
| REST OF HASTINGS: | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Carlow, Limerick & Rawdon | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Faraday Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Hungerford Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |

JANUARY-AUGUST HOUSING STARTS

| | SINGLES 1995 | 1996 | Percent Change | MULTIPLES 1995 | 1996 | Percent Change | TOTAL 1995 | 1996 | Percent Change |
|---|---|---|---|---|---|---|---|---|---|
| CMHC TORONTO BRANCH | 5,857 | 8,109 | 38.4 | 6,118 | 4,987 | -18.5 | 11,975 | 13,096 | 9.4 |
| GREATER TORONTO AREA | 5,106 | 7,025 | 37.6 | 5,884 | 5,154 | -12.4 | 10,990 | 12,179 | 10.8 |
| TORONTO CMA: | 4,443 | 6,269 | 41.1 | 5,578 | 4,739 | -15.0 | 10,021 | 11,008 | 9.8 |
| METRO TORONTO: | 449 | 575 | 28.1 | 2,796 | 1,553 | -44.5 | 3,245 | 2,128 | -34.4 |
| Toronto City | 33 | 33 | 0.0 | 721 | 936 | 29.8 | 754 | 969 | 28.5 |
| East York | 16 | 15 | -6.3 | 2 | 0 | -100.0 | 18 | 15 | -16.7 |
| Etobicoke | 53 | 98 | 84.9 | 11 | 36 | 227.3 | 64 | 134 | 109.4 |
| North York | 247 | 196 | -20.6 | 1,331 | 494 | -62.9 | 1,578 | 690 | -56.3 |
| Scarborough | 97 | 231 | 138.1 | 376 | 67 | -82.2 | 473 | 298 | -37.0 |
| York City | 3 | 2 | -33.3 | 355 | 20 | -94.4 | 358 | 22 | -93.9 |
| YORK REGION: | 1,780 | 2,237 | 25.7 | 1,108 | 918 | -17.1 | 2,888 | 3,155 | 9.2 |
| Aurora | 97 | 223 | 129.9 | 37 | 175 | 373.0 | 134 | 398 | 197.0 |
| East Gwillimbury | 10 | 39 | 290.0 | 0 | 0 | N/A | 10 | 39 | 290.0 |
| Georgina Island | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Georgina Township | 24 | 74 | 208.3 | 0 | 5 | N/A | 24 | 79 | 229.2 |
| King | 10 | 21 | 110.0 | 0 | 0 | N/A | 10 | 21 | 110.0 |
| Markham | 786 | 534 | -32.1 | 237 | 81 | -65.8 | 1,023 | 615 | -39.9 |
| Newmarket | 223 | 244 | 9.4 | 172 | 156 | -9.3 | 395 | 400 | 1.3 |
| Richmond Hill | 303 | 253 | -16.5 | 80 | 78 | -2.5 | 383 | 331 | -13.6 |
| Vaughan | 293 | 805 | 174.7 | 573 | 423 | -26.2 | 866 | 1,228 | 41.8 |
| Whitchurch-Stouffville | 34 | 44 | 29.4 | 9 | 0 | -100.0 | 43 | 44 | 2.3 |
| PEEL REGION: | 1,483 | 2,088 | 40.8 | 1,497 | 1,737 | 16.0 | 2,980 | 3,825 | 28.4 |
| Brampton | 525 | 729 | 38.9 | 360 | 895 | 148.6 | 885 | 1,624 | 83.5 |
| Caledon | 147 | 187 | 27.2 | 0 | 51 | N/A | 147 | 238 | 61.9 |
| Mississauga | 811 | 1,172 | 44.5 | 1,137 | 791 | -30.4 | 1,948 | 1,963 | 0.8 |
| HALTON REGION: | 422 | 765 | 81.3 | 250 | 464 | 85.6 | 672 | 1,229 | 82.9 |
| Burlington ** | 102 | 266 | 160.8 | 138 | 260 | 88.4 | 240 | 526 | 119.2 |
| Halton Hills | 134 | 198 | 47.8 | 12 | 100 | 733.3 | 146 | 298 | 104.1 |
| Milton | 17 | 13 | -23.5 | 0 | 0 | N/A | 17 | 13 | -23.5 |
| Oakville | 169 | 288 | 70.4 | 100 | 104 | 4.0 | 269 | 392 | 45.7 |
| REST OF TORONTO CMA: | 411 | 870 | 111.7 | 65 | 327 | 403.1 | 476 | 1,197 | 151.5 |
| Ajax | 41 | 313 | 663.4 | 0 | 142 | N/A | 41 | 455 | 1009.8 |
| Bradford West Gwillimbury | 45 | 71 | 57.8 | 0 | 0 | N/A | 45 | 71 | 57.8 |
| Orangeville | 94 | 110 | 17.0 | 6 | 0 | -100.0 | 100 | 110 | 10.0 |
| Pickering | 149 | 251 | 68.5 | 38 | 165 | 334.2 | 187 | 416 | 122.5 |
| New Tecumseth | 53 | 66 | 24.5 | 19 | 20 | 5.3 | 72 | 86 | 19.4 |
| Uxbridge | 29 | 59 | 103.4 | 2 | 0 | -100.0 | 31 | 59 | 90.3 |
| Mono Township ** | 3 | 0 | -100.0 | 0 | 0 | N/A | 3 | 0 | -100.0 |
| DURHAM REGION: | 972 | 1,360 | 39.9 | 233 | 482 | 106.9 | 1,205 | 1,842 | 52.9 |
| OSHAWA CMA: | 725 | 703 | -3.0 | 193 | 175 | -9.3 | 918 | 878 | -4.4 |
| Oshawa City | 186 | 207 | 11.3 | 13 | 63 | 384.6 | 199 | 270 | 35.7 |
| Clarington | 223 | 273 | 22.4 | 97 | 86 | -11.3 | 320 | 359 | 12.2 |
| Whitby | 316 | 223 | -29.4 | 83 | 26 | -68.7 | 399 | 249 | -37.6 |
| REST OF DURHAM: | 247 | 657 | 166.0 | 40 | 307 | 667.5 | 287 | 964 | 235.9 |
| Ajax | 41 | 313 | 663.4 | 0 | 142 | N/A | 41 | 455 | 1009.8 |
| Brock | 9 | 3 | -66.7 | 0 | 0 | N/A | 9 | 3 | -66.7 |
| Pickering | 149 | 251 | 68.5 | 38 | 165 | 334.2 | 187 | 416 | 122.5 |
| Scugog | 19 | 31 | 63.2 | 0 | 0 | N/A | 19 | 31 | 63.2 |
| Uxbridge | 29 | 59 | 103.4 | 2 | 0 | -100.0 | 31 | 59 | 90.3 |
| SIMCOE COUNTY: | 524 | 933 | 78.1 | 130 | 147 | 13.1 | 654 | 1,080 | 65.1 |
| BARRIE CA: | 247 | 622 | 151.8 | 37 | 78 | 110.8 | 284 | 700 | 146.5 |
| Barrie City | 189 | 470 | 148.7 | 37 | 72 | 94.6 | 226 | 542 | 139.8 |
| Innisfil | 39 | 126 | 223.1 | 0 | 0 | N/A | 39 | 126 | 223.1 |
| Springwater Township | 19 | 26 | 36.8 | 0 | 6 | N/A | 19 | 32 | 68.4 |
| COLLINGWOOD | 18 | 17 | -5.6 | 2 | 19 | 850.0 | 20 | 36 | 80.0 |
| MIDLAND CA: | 71 | 78 | 9.9 | 72 | 0 | -100.0 | 143 | 78 | -45.5 |
| Midland Town | 16 | 8 | -50.0 | 72 | 0 | -100.0 | 88 | 8 | -90.9 |
| Penetanguishene | 7 | 26 | 271.4 | 0 | 0 | N/A | 7 | 26 | 271.4 |
| Christian Island | 8 | 7 | -12.5 | 0 | 0 | N/A | 8 | 7 | -12.5 |
| Tay Township | 27 | 18 | -33.3 | 0 | 0 | N/A | 27 | 18 | -33.3 |
| Tiny Township | 13 | 19 | 46.2 | 0 | 0 | N/A | 13 | 19 | 46.2 |

JANUARY-AUGUST HOUSING STARTS

| | SINGLES | | | MULTIPLES | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| ORILLIA CA: | 71 | 79 | 11.3 | 0 | 30 | N/A | 71 | 109 | 53.5 |
| Orillia City | 35 | 56 | 60.0 | 0 | 30 | N/A | 35 | 86 | 145.7 |
| Severn Township | 36 | 23 | -36.1 | 0 | 0 | N/A | 36 | 23 | -36.1 |
| REST OF SIMCOE COUNTY: | 117 | 137 | 17.1 | 19 | 20 | 5.3 | 136 | 157 | 15.4 |
| Adjala-Tosorontio Township | 19 | 0 | -100.0 | 0 | 0 | N/A | 19 | 0 | -100.0 |
| Bradford West Gwillimbury | 45 | 71 | 57.8 | 0 | 0 | N/A | 45 | 71 | 57.8 |
| New Tecumseth | 53 | 66 | 24.5 | 19 | 20 | 5.3 | 72 | 86 | 19.4 |
| MUSKOKA DISTRICT: | 60 | 42 | -30.0 | 10 | 2 | -80.0 | 70 | 44 | -37.1 |
| Bracebridge | 14 | 18 | 28.6 | 8 | 2 | -75.0 | 22 | 20 | -9.1 |
| Gravenhurst | 11 | 0 | -100.0 | 0 | 0 | N/A | 11 | 0 | -100.0 |
| Huntsville | 35 | 24 | -31.4 | 2 | 0 | -100.0 | 37 | 24 | -35.1 |
| VICTORIA/HALIBURTON: | 40 | 40 | 0.0 | 6 | 0 | -100.0 | 46 | 40 | -13.0 |
| LINDSAY CA: | 30 | 26 | -13.3 | 6 | 0 | -100.0 | 36 | 26 | -27.8 |
| Lindsay Town | 20 | 18 | -10.0 | 6 | 0 | -100.0 | 26 | 18 | -30.8 |
| Ops Township | 10 | 8 | -20.0 | 0 | 0 | N/A | 10 | 8 | -20.0 |
| REST OF VICTORIA/HALIBURTON | 10 | 14 | 40.0 | 0 | 0 | N/A | 10 | 14 | 40.0 |
| Fenelon Township | 8 | 6 | -25.0 | 0 | 0 | N/A | 8 | 6 | -25.0 |
| Laxton Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Mariposa Township | 2 | 8 | 300.0 | 0 | 0 | N/A | 2 | 8 | 300.0 |
| Sturgeon Point Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| PETERBOROUGH COUNTY: | 127 | 179 | 40.9 | 146 | 21 | -85.6 | 273 | 200 | -26.7 |
| PETERBOROUGH CA: | 120 | 170 | 41.7 | 146 | 21 | -85.6 | 266 | 191 | -28.2 |
| Peterborough City | 70 | 125 | 78.6 | 146 | 21 | -85.6 | 216 | 146 | -32.4 |
| Dummer Township | 9 | 6 | -33.3 | 0 | 0 | N/A | 9 | 6 | -33.3 |
| Douro Township | 6 | 8 | 33.3 | 0 | 0 | N/A | 6 | 8 | 33.3 |
| Ennismore Township | 7 | 5 | -28.6 | 0 | 0 | N/A | 7 | 5 | -28.6 |
| Indian Reserves 35&36 | 8 | 3 | -62.5 | 0 | 0 | N/A | 8 | 3 | -62.5 |
| Lakefield | 0 | 3 | N/A | 0 | 0 | N/A | 0 | 3 | N/A |
| North Monaghan Township | 2 | 2 | 0.0 | 0 | 0 | N/A | 2 | 2 | 0.0 |
| Otonabee Township | 6 | 7 | 16.7 | 0 | 0 | N/A | 6 | 7 | 16.7 |
| Smith Township | 12 | 11 | -8.3 | 0 | 0 | N/A | 12 | 11 | -8.3 |
| REST OF PETERBOROUGH COUNTY | 7 | 9 | 28.6 | 0 | 0 | N/A | 7 | 9 | 28.6 |
| Cavan Township | 7 | 9 | 28.6 | 0 | 0 | N/A | 7 | 9 | 28.6 |
| NORTHUMBERLAND COUNTY: | 86 | 135 | 57.0 | 34 | 9 | -73.5 | 120 | 144 | 20.0 |
| COBOURG | 40 | 57 | 42.5 | 34 | 9 | -73.5 | 74 | 66 | -10.8 |
| REST OF NORTHUMBERLAND: | 46 | 78 | 69.6 | 0 | 0 | N/A | 46 | 78 | 69.6 |
| Port Hope | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Murray Township | 26 | 47 | 80.8 | 0 | 0 | N/A | 26 | 47 | 80.8 |
| Brighton Town | 10 | 15 | 50.0 | 0 | 0 | N/A | 10 | 15 | 50.0 |
| Hope Township | 3 | 3 | 0.0 | 0 | 0 | N/A | 3 | 3 | 0.0 |
| Percy Township | 1 | 4 | 300.0 | 0 | 0 | N/A | 1 | 4 | 300.0 |
| Hamilton Township | 5 | 9 | 80.0 | 0 | 0 | N/A | 5 | 9 | 80.0 |
| HASTINGS/PRINCE EDWARD: | 73 | 121 | 65.8 | 52 | 14 | -73.1 | 125 | 135 | 8.0 |
| BELLEVILLE CA: | 93 | 157 | 68.8 | 52 | 14 | -73.1 | 145 | 171 | 17.9 |
| Belleville City | 8 | 46 | 475.0 | 42 | 4 | -90.5 | 50 | 50 | 0.0 |
| Ameliasburgh Township | 19 | 15 | -21.1 | 0 | 0 | N/A | 19 | 15 | -21.1 |
| Frankford Village | 1 | 1 | 0.0 | 6 | 6 | 0.0 | 7 | 7 | 0.0 |
| Murray Township | 26 | 47 | 80.8 | 0 | 0 | N/A | 26 | 47 | 80.8 |
| Sidney Township | 13 | 27 | 107.7 | 0 | 0 | N/A | 13 | 27 | 107.7 |
| Stirling Village | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Thurlow Township | 18 | 15 | -16.7 | 0 | 0 | N/A | 18 | 15 | -16.7 |
| Trenton City | 7 | 6 | -14.3 | 4 | 4 | 0.0 | 11 | 10 | -9.1 |
| REST OF HASTINGS: | 6 | 11 | 83.3 | 0 | 0 | N/A | 6 | 11 | 83.3 |
| Carlow, Limerick & Rawdon | 2 | 5 | 150.0 | 0 | 0 | N/A | 2 | 5 | 150.0 |
| Faraday Township | 0 | 2 | N/A | 0 | 0 | N/A | 0 | 2 | N/A |
| Hungerford Township | 4 | 4 | 0.0 | 0 | 0 | N/A | 4 | 4 | 0.0 |

AUGUST 1996

## CMHC TORONTO BRANCH

| | | Ownership: Freehold SINGLE | Ownership: Freehold SEMI | Ownership: Freehold ROW | Ownership: Condominium ROW | Ownership: Condominium APT | Rental: Private ROW | Rental: Private APT | Rental: Assisted ROW | Rental: Assisted APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 2313 | 349 | 478 | 499 | 1248 | 0 | 79 | 0 | 28 | 977 | 1355 | 4994 |
| STARTS | - Current Month | 1190 | 158 | 108 | 373 | 16 | 0 | 0 | 0 | 0 | 481 | 16 | 1845 |
| | - Year-To-Date 1996 | 8109 | 1088 | 1335 | 1035 | 736 | 3 | 8 | 19 | 763 | 2392 | 1507 | 13096 |
| | - Year-To-Date 1995 | 5857 | 548 | 1420 | 613 | 1730 | 0 | 155 | 5 | 1647 | 2038 | 3532 | 11975 |
| Under Construction | - 1996 | 6986 | 996 | 1444 | 1177 | 2834 | 0 | 41 | 19 | 1440 | 2640 | 4315 | 14937 |
| | - 1995 | 5086 | 550 | 1064 | 648 | 2549 | 0 | 258 | 23 | 2434 | 1735 | 5241 | 12612 |
| COMPLETIONS | - Current Month | 1121 | 104 | 104 | 24 | 256 | 0 | 0 | 86 | 128 | 214 | 384 | 1823 |
| | - Year-To-Date 1996 | 6240 | 728 | 1519 | 587 | 1647 | 6 | 215 | 86 | 1636 | 2198 | 3498 | 12664 |
| | - Year-To-Date 1995 | 7249 | 622 | 1228 | 643 | 1067 | 4 | 238 | 81 | 1969 | 1956 | 3274 | 13101 |
| Completed & Not Absorbed | - 1996 | 563 | 122 | 48 | 46 | 580 | 0 | 39 | 0 | 71 | 94 | 690 | 1469 |
| | - 1995 | 734 | 114 | 56 | 85 | 748 | 0 | 20 | 2 | 53 | 143 | 821 | 1812 |
| Total Supply | - 1996 | 9862 | 1467 | 1970 | 1722 | 4662 | 0 | 159 | 19 | 1539 | 3711 | 6360 | 21400 |
| | - 1995 | 8200 | 1046 | 1426 | 784 | 5381 | 0 | 349 | 115 | 2774 | 2325 | 8504 | 20075 |
| Absorptions | - Current Month | 1157 | 119 | 115 | 29 | 269 | 0 | 6 | 86 | 170 | 230 | 445 | 1951 |
| | - 3 Month Average | 815 | 100 | 217 | 88 | 121 | 0 | 28 | 0 | 308 | 305 | 457 | 1677 |
| | - 12 Month Average | 820 | 92 | 205 | 86 | 178 | 1 | 30 | 2 | 173 | 294 | 381 | 1587 |

## GREATER TORONTO AREA

| | | Ownership: Freehold SINGLE | Ownership: Freehold SEMI | Ownership: Freehold ROW | Ownership: Condominium ROW | Ownership: Condominium APT | Rental: Private ROW | Rental: Private APT | Rental: Assisted ROW | Rental: Assisted APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 2098 | 353 | 651 | 499 | 1248 | 0 | 81 | 0 | 28 | 1150 | 1357 | 4958 |
| STARTS | - Current Month | 979 | 164 | 76 | 418 | 0 | 0 | 0 | 0 | 0 | 494 | 0 | 1637 |
| | - Year-To-Date 1996 | 7025 | 1070 | 1404 | 1148 | 691 | 3 | 56 | 19 | 763 | 2574 | 1510 | 12179 |
| | - Year-To-Date 1995 | 5106 | 512 | 1398 | 624 | 1768 | 0 | 2 | 5 | 1575 | 2027 | 3345 | 10990 |
| Under Construction | - 1996 | 6139 | 1024 | 1569 | 1312 | 2771 | 0 | 89 | 19 | 1440 | 2900 | 4300 | 14363 |
| | - 1995 | 4412 | 520 | 1125 | 702 | 2571 | 0 | 53 | 23 | 2362 | 1850 | 4986 | 11768 |
| COMPLETIONS | - Current Month | 933 | 86 | 108 | 44 | 224 | 0 | 0 | 86 | 128 | 238 | 352 | 1609 |
| | - Year-To-Date 1996 | 5181 | 614 | 1469 | 634 | 1594 | 6 | 97 | 86 | 1524 | 2195 | 3215 | 11205 |
| | - Year-To-Date 1995 | 6443 | 606 | 1219 | 795 | 1020 | 4 | 231 | 68 | 1933 | 2086 | 3184 | 12319 |
| Completed & Not Absorbed | - 1996 | 450 | 99 | 45 | 23 | 578 | 0 | 3 | 0 | 63 | 68 | 644 | 1261 |
| | - 1995 | 532 | 108 | 47 | 87 | 751 | 0 | 16 | 4 | 53 | 138 | 820 | 1598 |
| Total Supply | - 1996 | 8687 | 1476 | 2265 | 1834 | 4597 | 0 | 173 | 19 | 1531 | 4118 | 6301 | 20582 |
| | - 1995 | 7088 | 1030 | 1579 | 840 | 5406 | 0 | 86 | 117 | 2702 | 2536 | 8194 | 18848 |
| Absorptions | - Current Month | 972 | 102 | 112 | 48 | 245 | 0 | 2 | 86 | 169 | 246 | 416 | 1736 |
| | - 3 Month Average | 680 | 81 | 213 | 99 | 122 | 0 | 5 | 0 | 286 | 312 | 413 | 1486 |
| | - 12 Month Average | 682 | 80 | 197 | 95 | 181 | 1 | 18 | 3 | 165 | 296 | 364 | 1422 |

## TORONTO CMA

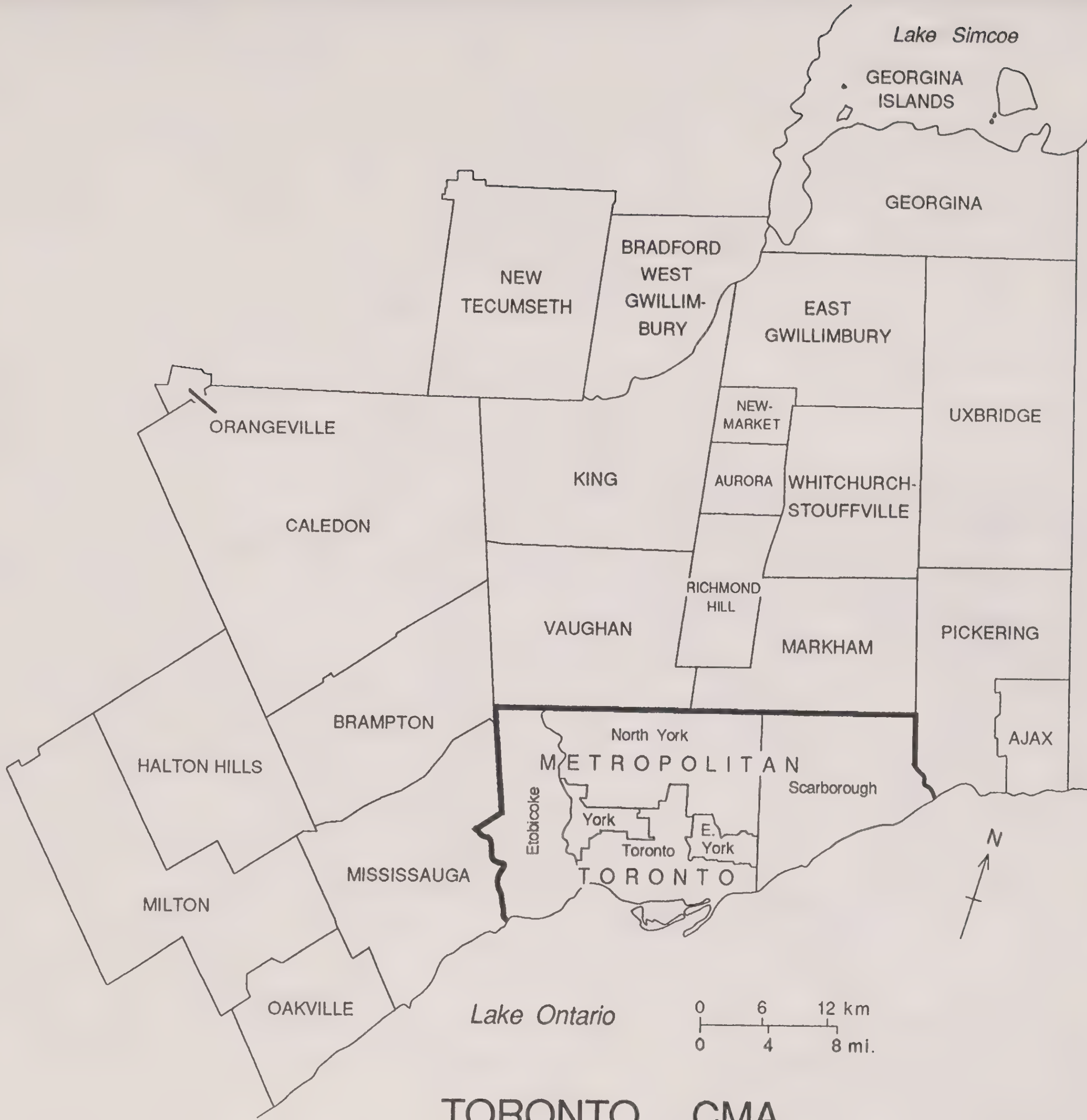
| | | Ownership: Freehold SINGLE | Ownership: Freehold SEMI | Ownership: Freehold ROW | Ownership: Condominium ROW | Ownership: Condominium APT | Rental: Private ROW | Rental: Private APT | Rental: Assisted ROW | Rental: Assisted APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 1890 | 363 | 434 | 495 | 1248 | 0 | 33 | 0 | 28 | 929 | 1309 | 449 |
| STARTS | - Current Month | 847 | 154 | 76 | 329 | 0 | 0 | 0 | 0 | 0 | 405 | 0 | 140 |
| | - Year-To-Date 1996 | 6269 | 1020 | 1202 | 985 | 691 | 3 | 56 | 19 | 763 | 2209 | 1510 | 1100 |
| | - Year-To-Date 1995 | 4443 | 504 | 1263 | 572 | 1696 | 0 | 2 | 5 | 1536 | 1840 | 3234 | 1002 |
| Under Construction | - 1996 | 5557 | 968 | 1404 | 1121 | 2771 | 0 | 89 | 19 | 1392 | 2544 | 4252 | 1332 |
| | - 1995 | 3971 | 518 | 1048 | 601 | 2499 | 0 | 53 | 23 | 2323 | 1672 | 4875 | 1103 |
| COMPLETIONS | - Current Month | 795 | 96 | 78 | 24 | 224 | 0 | 0 | 86 | 128 | 188 | 352 | 143 |
| | - Year-To-Date 1996 | 4560 | 614 | 1307 | 532 | 1594 | 6 | 97 | 86 | 1497 | 1931 | 3188 | 1029 |
| | - Year-To-Date 1995 | 5723 | 562 | 1110 | 579 | 1020 | 4 | 227 | 60 | 1839 | 1753 | 3086 | 1112 |
| Completed & Not Absorbed | - 1996 | 406 | 96 | 40 | 16 | 557 | 0 | 2 | 0 | 63 | 56 | 622 | 118 |
| | - 1995 | 497 | 104 | 34 | 62 | 707 | 0 | 11 | 2 | 53 | 98 | 771 | 147 |
| Total Supply | - 1996 | 7853 | 1427 | 1878 | 1632 | 4576 | 0 | 124 | 19 | 1483 | 3529 | 6183 | 1899 |
| | - 1995 | 6297 | 984 | 1310 | 714 | 5290 | 0 | 81 | 115 | 2553 | 2139 | 7924 | 1734 |
| Absorptions | - Current Month | 833 | 108 | 84 | 27 | 245 | 0 | 2 | 86 | 169 | 197 | 416 | 155 |
| | - 3 Month Average | 590 | 81 | 204 | 82 | 120 | 0 | 5 | 0 | 286 | 286 | 411 | 136 |
| | - 12 Month Average | 604 | 79 | 179 | 82 | 173 | 1 | 18 | 2 | 161 | 264 | 352 | 129 |

UGUST 1996

| | | OWNERSHIP | | | | | RENTAL | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | FREEHOLD | | | CONDOMINIUM | | PRIVATE | | ASSISTED | | TOTAL | TOTAL | GRAND |
| ETROPOLITAN TORONTO | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | ROW | APT | TOTAL |
| ending Starts | | 242 | 77 | 153 | 166 | 1248 | 0 | 11 | 0 | 0 | 319 | 1259 | 1897 |
| TARTS | - Current Month | 115 | 12 | 28 | 0 | 0 | 0 | 0 | 0 | 0 | 28 | 0 | 155 |
| | - Year-To-Date 1996 | 575 | 92 | 162 | 16 | 584 | 0 | 8 | 9 | 682 | 187 | 1274 | 2128 |
| | - Year-To-Date 1995 | 449 | 50 | 49 | 6 | 1405 | 0 | 2 | 5 | 1279 | 60 | 2686 | 3245 |
| nder Construction | - 1996 | 633 | 88 | 200 | 23 | 2664 | 0 | 33 | 9 | 1069 | 232 | 3766 | 4719 |
| | - 1995 | 480 | 56 | 49 | 6 | 2135 | 0 | 45 | 0 | 1891 | 55 | 4071 | 4662 |
| OMPLETIONS | - Current Month | 59 | 10 | 3 | 0 | 224 | 0 | 0 | 86 | 128 | 89 | 352 | 510 |
| | - Year-To-Date 1996 | 434 | 66 | 58 | 0 | 1455 | 6 | 90 | 86 | 1240 | 150 | 2785 | 3435 |
| | - Year-To-Date 1995 | 477 | 48 | 47 | 11 | 396 | 4 | 155 | 5 | 1072 | 67 | 1623 | 2215 |
| ompleted & Not Absorbed | - 1996 | 86 | 30 | 7 | 6 | 352 | 0 | 2 | 0 | 63 | 13 | 417 | 546 |
| | - 1995 | 109 | 20 | 2 | 19 | 479 | 0 | 2 | 0 | 0 | 21 | 481 | 631 |
| otal Supply | - 1996 | 961 | 195 | 360 | 195 | 4264 | 0 | 46 | 9 | 1132 | 564 | 5442 | 7162 |
| | - 1995 | 771 | 101 | 66 | 25 | 4698 | 0 | 59 | 90 | 1960 | 181 | 6717 | 7770 |
| bsorptions | - Current Month | 63 | 11 | 3 | 0 | 232 | 0 | 2 | 86 | 169 | 89 | 403 | 566 |
| | - 3 Month Average | 48 | 7 | 13 | 0 | 113 | 0 | 3 | 0 | 220 | 13 | 336 | 404 |
| | - 12 Month Average | 59 | 7 | 7 | 2 | 139 | 1 | 11 | 0 | 105 | 10 | 255 | 331 |
| ORK REGION | | | | | | | | | | | | | |
| ending Starts | | 736 | 48 | 93 | 76 | 0 | 0 | 5 | 0 | 28 | 169 | 33 | 986 |
| TARTS | - Current Month | 295 | 36 | 17 | 36 | 0 | 0 | 0 | 0 | 0 | 53 | 0 | 384 |
| | - Year-To-Date 1996 | 2237 | 184 | 307 | 241 | 102 | 3 | 0 | 0 | 81 | 551 | 183 | 3155 |
| | - Year-To-Date 1995 | 1780 | 98 | 373 | 346 | 291 | 0 | 0 | 0 | 0 | 719 | 291 | 2888 |
| nder Construction | - 1996 | 2150 | 202 | 332 | 342 | 102 | 0 | 8 | 0 | 81 | 674 | 191 | 3217 |
| | - 1995 | 1754 | 94 | 327 | 332 | 364 | 0 | 8 | 23 | 112 | 682 | 484 | 3014 |
| OMPLETIONS | - Current Month | 230 | 4 | 18 | 8 | 0 | 0 | 0 | 0 | 0 | 26 | 0 | 260 |
| | - Year-To-Date 1996 | 1650 | 68 | 171 | 317 | 139 | 0 | 6 | 0 | 0 | 488 | 145 | 2351 |
| | - Year-To-Date 1995 | 2249 | 122 | 298 | 71 | 469 | 0 | 72 | 0 | 155 | 369 | 696 | 3436 |
| ompleted & Not Absorbed | - 1996 | 106 | 34 | 9 | 4 | 201 | 0 | 0 | 0 | 0 | 13 | 201 | 354 |
| | - 1995 | 106 | 13 | 4 | 9 | 205 | 0 | 9 | 0 | 3 | 13 | 217 | 349 |
| otal Supply | - 1996 | 2992 | 284 | 434 | 422 | 303 | 0 | 13 | 0 | 109 | 856 | 425 | 4557 |
| | - 1995 | 2370 | 143 | 335 | 341 | 569 | 0 | 22 | 23 | 223 | 699 | 814 | 4026 |
| bsorptions | - Current Month | 251 | 4 | 11 | 8 | 13 | 0 | 0 | 0 | 0 | 19 | 13 | 287 |
| | - 3 Month Average | 221 | 10 | 22 | 37 | 7 | 0 | 2 | 0 | 0 | 59 | 9 | 299 |
| | - 12 Month Average | 229 | 12 | 48 | 35 | 32 | 0 | 7 | 2 | 19 | 85 | 58 | 384 |
| EEL REGION | | | | | | | | | | | | | |
| ending Starts | | 554 | 172 | 80 | 201 | 0 | 0 | 0 | 0 | 0 | 281 | 0 | 1007 |
| TARTS | - Current Month | 232 | 74 | 25 | 293 | 0 | 0 | 0 | 0 | 0 | 318 | 0 | 624 |
| | - Year-To-Date 1996 | 2088 | 626 | 522 | 579 | 0 | 0 | 0 | 10 | 0 | 1111 | 0 | 3825 |
| | - Year-To-Date 1995 | 1483 | 300 | 733 | 207 | 0 | 0 | 0 | 0 | 257 | 940 | 257 | 2980 |
| nder Construction | - 1996 | 1724 | 598 | 655 | 611 | 0 | 0 | 0 | 10 | 242 | 1276 | 242 | 3840 |
| | - 1995 | 1142 | 338 | 509 | 223 | 0 | 0 | 0 | 0 | 257 | 732 | 257 | 2469 |
| OMPLETIONS | - Current Month | 326 | 66 | 45 | 6 | 0 | 0 | 0 | 0 | 0 | 51 | 0 | 443 |
| | - Year-To-Date 1996 | 1506 | 368 | 677 | 191 | 0 | 0 | 1 | 0 | 257 | 868 | 258 | 3000 |
| | - Year-To-Date 1995 | 1893 | 334 | 419 | 372 | 0 | 0 | 0 | 0 | 471 | 791 | 471 | 3489 |
| ompleted & Not Absorbed | - 1996 | 32 | 12 | 21 | 6 | 0 | 0 | 0 | 0 | 0 | 27 | 0 | 71 |
| | - 1995 | 62 | 23 | 12 | 28 | 0 | 0 | 0 | 0 | 49 | 40 | 49 | 174 |
| otal Supply | - 1996 | 2310 | 782 | 756 | 818 | 0 | 0 | 0 | 10 | 242 | 1584 | 242 | 4918 |
| | - 1995 | 2047 | 590 | 709 | 302 | 0 | 0 | 0 | 0 | 306 | 1011 | 306 | 3954 |
| bsorptions | - Current Month | 331 | 75 | 55 | 9 | 0 | 0 | 0 | 0 | 0 | 64 | 0 | 470 |
| | - 3 Month Average | 184 | 54 | 94 | 39 | 0 | 0 | 0 | 0 | 65 | 133 | 65 | 436 |
| | - 12 Month Average | 198 | 47 | 89 | 37 | 0 | 0 | 0 | 0 | 32 | 126 | 32 | 403 |

AUGUST 1996

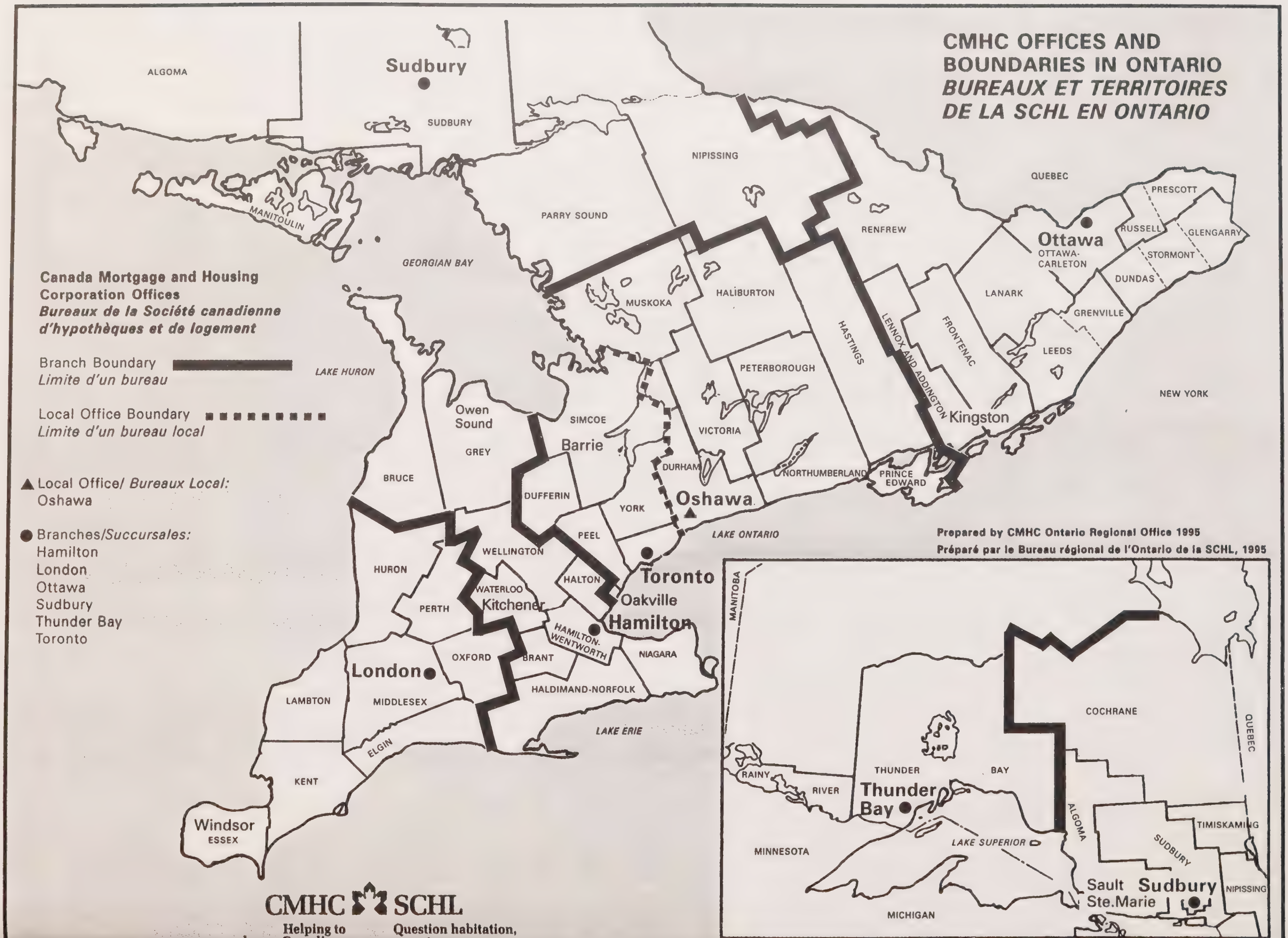
| | | OWNERSHIP | | | | | RENTAL | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | FREEHOLD | | | CONDOMINIUM | | PRIVATE | | ASSISTED | | TOTAL | TOTAL | GRAND |
| HALTON REGION | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | ROW | APT | TOTAL |
| Pending Starts | | 221 | 50 | 298 | 52 | 0 | 0 | 65 | 0 | 0 | 350 | 65 | 686 |
| STARTS | - Current Month | 135 | 16 | 0 | 45 | 0 | 0 | 0 | 0 | 0 | 45 | 0 | 196 |
| | - Year-To-Date 1996 | 765 | 60 | 164 | 187 | 5 | 0 | 48 | 0 | 0 | 351 | 53 | 1229 |
| | - Year-To-Date 1995 | 422 | 6 | 107 | 65 | 72 | 0 | 0 | 0 | 0 | 172 | 72 | 672 |
| Under Construction | - 1996 | 625 | 62 | 232 | 221 | 5 | 0 | 48 | 0 | 0 | 453 | 53 | 1193 |
| | - 1995 | 372 | 6 | 160 | 141 | 72 | 0 | 0 | 0 | 0 | 301 | 72 | 751 |
| COMPLETIONS | - Current Month | 107 | 2 | 10 | 20 | 0 | 0 | 0 | 0 | 0 | 30 | 0 | 139 |
| | - Year-To-Date 1996 | 536 | 10 | 132 | 116 | 0 | 0 | 0 | 0 | 0 | 248 | 0 | 794 |
| | - Year-To-Date 1995 | 605 | 38 | 242 | 208 | 0 | 0 | 0 | 55 | 59 | 505 | 59 | 1207 |
| Completed & Not Absorbed | - 1996 | 36 | 5 | 5 | 7 | 10 | 0 | 0 | 0 | 0 | 12 | 10 | 63 |
| | - 1995 | 35 | 7 | 10 | 18 | 34 | 0 | 0 | 4 | 1 | 32 | 35 | 109 |
| Total Supply | - 1996 | 882 | 117 | 535 | 280 | 15 | 0 | 113 | 0 | 0 | 815 | 128 | 1942 |
| | - 1995 | 554 | 43 | 300 | 159 | 106 | 0 | 0 | 4 | 1 | 463 | 107 | 1167 |
| Absorptions | - Current Month | 113 | 2 | 9 | 21 | 0 | 0 | 0 | 0 | 0 | 30 | 0 | 145 |
| | - 3 Month Average | 74 | 2 | 12 | 22 | 2 | 0 | 0 | 0 | 0 | 34 | 2 | 112 |
| | - 12 Month Average | 67 | 1 | 13 | 16 | 8 | 0 | 0 | 1 | 0 | 30 | 8 | 106 |
| DURHAM REGION | | | | | | | | | | | | | |
| Pending Starts | | 345 | 6 | 27 | 4 | 0 | 0 | 0 | 0 | 0 | 31 | 0 | 382 |
| STARTS | - Current Month | 202 | 26 | 6 | 44 | 0 | 0 | 0 | 0 | 0 | 50 | 0 | 278 |
| | - Year-To-Date 1996 | 1360 | 108 | 249 | 125 | 0 | 0 | 0 | 0 | 0 | 374 | 0 | 1842 |
| | - Year-To-Date 1995 | 972 | 58 | 136 | 0 | 0 | 0 | 0 | 0 | 39 | 136 | 39 | 1205 |
| Under Construction | - 1996 | 1007 | 74 | 150 | 115 | 0 | 0 | 0 | 0 | 48 | 265 | 48 | 1394 |
| | - 1995 | 664 | 26 | 80 | 0 | 0 | 0 | 0 | 0 | 102 | 80 | 102 | 872 |
| COMPLETIONS | - Current Month | 211 | 4 | 32 | 10 | 0 | 0 | 0 | 0 | 0 | 42 | 0 | 257 |
| | - Year-To-Date 1996 | 1055 | 102 | 431 | 10 | 0 | 0 | 0 | 0 | 27 | 441 | 27 | 1625 |
| | - Year-To-Date 1995 | 1219 | 64 | 213 | 133 | 155 | 0 | 4 | 8 | 176 | 354 | 335 | 1972 |
| Completed & Not Absorbed | - 1996 | 190 | 18 | 3 | 0 | 15 | 0 | 1 | 0 | 0 | 3 | 16 | 227 |
| | - 1995 | 220 | 45 | 19 | 13 | 33 | 0 | 5 | 0 | 0 | 32 | 38 | 335 |
| Total Supply | - 1996 | 1542 | 98 | 180 | 119 | 15 | 0 | 1 | 0 | 48 | 299 | 64 | 2003 |
| | - 1995 | 1346 | 153 | 169 | 13 | 33 | 0 | 5 | 0 | 212 | 182 | 250 | 1931 |
| Absorptions | - Current Month | 214 | 10 | 34 | 10 | 0 | 0 | 0 | 0 | 0 | 44 | 0 | 268 |
| | - 3 Month Average | 153 | 8 | 71 | 1 | 0 | 0 | 0 | 0 | 0 | 72 | 0 | 233 |
| | - 12 Month Average | 130 | 12 | 41 | 5 | 3 | 0 | 0 | 0 | 9 | 46 | 12 | 200 |
| OSHAWA CMA | | | | | | | | | | | | | |
| Pending Starts | | 186 | 4 | 27 | 4 | 0 | 0 | 0 | 0 | 0 | 31 | 0 | 221 |
| STARTS | - Current Month | 123 | 8 | 0 | 44 | 0 | 0 | 0 | 0 | 0 | 44 | 0 | 175 |
| | - Year-To-Date 1996 | 703 | 42 | 79 | 54 | 0 | 0 | 0 | 0 | 0 | 133 | 0 | 878 |
| | - Year-To-Date 1995 | 725 | 18 | 136 | 0 | 0 | 0 | 0 | 0 | 39 | 136 | 39 | 918 |
| Under Construction | - 1996 | 485 | 32 | 42 | 54 | 0 | 0 | 0 | 0 | 0 | 96 | 0 | 613 |
| | - 1995 | 430 | 12 | 80 | 0 | 0 | 0 | 0 | 0 | 39 | 80 | 39 | 561 |
| COMPLETIONS | - Current Month | 133 | 2 | 26 | 0 | 0 | 0 | 0 | 0 | 0 | 26 | 0 | 161 |
| | - Year-To-Date 1996 | 644 | 14 | 161 | 0 | 0 | 0 | 0 | 0 | 27 | 161 | 27 | 846 |
| | - Year-To-Date 1995 | 732 | 28 | 99 | 36 | 0 | 0 | 4 | 8 | 94 | 143 | 98 | 1001 |
| Completed & Not Absorbed | - 1996 | 68 | 4 | 2 | 0 | 15 | 0 | 1 | 0 | 0 | 2 | 16 | 90 |
| | - 1995 | 72 | 1 | 12 | 8 | 19 | 0 | 5 | 0 | 0 | 20 | 24 | 117 |
| Total Supply | - 1996 | 739 | 40 | 71 | 58 | 15 | 0 | 1 | 0 | 0 | 129 | 16 | 924 |
| | - 1995 | 771 | 31 | 162 | 8 | 19 | 0 | 5 | 0 | 101 | 170 | 125 | 1097 |
| Absorptions | - Current Month | 130 | 3 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 0 | 158 |
| | - 3 Month Average | 94 | 1 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 0 | 104 |
| | - 12 Month Average | 81 | 1 | 18 | 1 | 0 | 0 | 0 | 0 | 3 | 19 | 3 | 104 |



Lake Simcoe
GEORGINA ISLANDS
GEORGINA
NEW TECUMSETH
BRADFORD WEST GWILLIM-BURY
EAST GWILLIMBURY
UXBRIDGE
ORANGEVILLE
NEW-MARKET
AURORA
WHITCHURCH-STOUFFVILLE
KING
CALEDON
RICHMOND HILL
VAUGHAN
MARKHAM
PICKERING
AJAX
BRAMPTON
HALTON HILLS
North York
METROPOLITAN
Scarborough
Etobicoke
York
Toronto
E. York
TORONTO
MISSISSAUGA
MILTON
OAKVILLE
N
Lake Ontario
0 6 12 km
0 4 8 mi.


TORONTO CMA

# CMHC OFFICES AND BOUNDARIES IN ONTARIO
# *BUREAUX ET TERRITOIRES DE LA SCHL EN ONTARIO*




**Canada Mortgage and Housing Corporation Offices**
***Bureaux de la Société canadienne d'hypothèques et de logement***

Branch Boundary
*Limite d'un bureau*

Local Office Boundary
*Limite d'un bureau local*

▲ Local Office/ *Bureaux Local:*
Oshawa

● Branches/*Succursales:*
Hamilton
London
Ottawa
Sudbury
Thunder Bay
Toronto

**Prepared by CMHC Ontario Regional Office 1995**
**Préparé par le Bureau régional de l'Ontario de la SCHL, 1995**

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CMHC SCHL
Helping to house Canadians



September 1996

# LOCAL HOUSING MARKET REPORT

## TORONTO BRANCH



C 2956

# TORONTO BRANCH
# LOCAL HOUSING MARKET REPORT
# SEPTEMBER 1996

CANADA MORTGAGE
AND HOUSING CORPORATION

**Toronto Branch**
**John Jarvis, Manager**
**650 Lawrence Avenue West, Toronto, Ontario M6A 1B2**
**(416) 781-2451**

**Oshawa Office**
Pat Barrett, Manager
Office Galleria, Oshawa Shopping Centre, 419 King Street West, Oshawa, Ontario L1J 2K5
(905) 571-3200

## HIGHLIGHTS - September 1996

- Mortgage rates move lower.
- Toronto Branch housing starts soar to a 52 month high.
- National housing starts edge up.
- Seasonally adjusted new home sales slow, but remain well ahead of last year's pace.
- Seasonally adjusted sales to listings ratio and average price decline for third straight month as the resale market is easing from a hot summer pace.
- CMHC is introducing the Healthy Housing Fact Sheets. These sheets offer information for consumers on the most popular renovation areas of a home. See CMHC News.
- The new 1996 GTA Land Inventory Survey will be released in early November. This report now includes 9 colour maps illustrating the lot supply variation around the GTA. See CMHC news.
- The new 1996 Condominium Survey will be released in early November. This report features new estimates of prices, rents and condo fees for each of the 31 zones around the Toronto area. See CMHC News.
- The 1996 Toronto Housing Outlook Conference is fast approaching. Call us at 416-789 8708 to register.

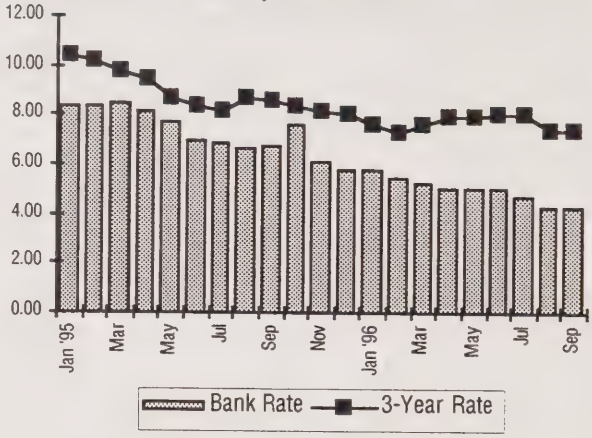
For further information concerning any of the contents of this report or for more information on housing, please contact the Market Analyst, Toronto Branch Market Analysis Department, (416) 789-8708

## ECONOMIC INDICATORS

The bank rate held steady during September leaving the trend setting rate untouched at 4.25%. Mortgage rates declined to 6.12% for the 1-year, 7.37% for the 3-year, and 7.94% for the 5-year, with additional drops in early October. The low levels of mortgage rates continue to spur an active Toronto housing market.

The New House Price Index (NHPI) was unchanged for the second month in a row at 135.9. This represents a 1.5% decrease compared to August 1995. Upward price pressures remain subdued as the September Toronto inflation rate was 1.5% on a year over year basis. Toronto CMA unemployment rate dropped to 9.2% in September with the addition of 4,000 seasonally adjusted (SA) jobs (based on a three month moving average). This makes a total gain of 15,000 (SA) jobs in the last two months.

**BANK RATE / 3-YEAR MORTGAGE RATE**
Monthly, 1995 - 1996




### ECONOMIC INDICATORS

| YEAR - MONTH | | INTEREST and EXCHANGE RATES (at month's end) Bank Rate | Mtge. Rate 3 Yr. Inst. | Exch. Rate ($Cdn/$US) | CPI All Items Toronto 1986=100 | NHPI Toronto 1986=100 | TORONTO and OSHAWA CMAs — EMPLOYMENT RATIO (%) Toronto | Oshawa | UNEMPLOYMENT RATE (%) Toronto | Oshawa |
|---|---|---|---|---|---|---|---|---|---|---|
| 1995 | January | 8.38 | 10.36 | 70.68 | 134.0 | 137.8 | 61.2 | 65.4 | 9.0 | 7.1 |
| | February | 8.38 | 10.22 | 71.74 | 134.5 | 138.3 | 61.6 | 65.0 | 8.8 | 7.0 |
| | March | 8.47 | 9.70 | 72.59 | 134.6 | 138.7 | 61.8 | 64.3 | 8.7 | 7.2 |
| | April | 8.17 | 9.42 | 73.37 | 134.7 | 138.3 | 61.7 | 63.6 | 8.7 | 7.5 |
| | May | 7.71 | 8.73 | 73.02 | 135.4 | 138.2 | 61.4 | 63.6 | 8.9 | 7.7 |
| | June | 6.97 | 8.38 | 72.67 | 135.5 | 137.5 | 61.2 | 63.6 | 8.9 | 8.1 |
| | July | 6.87 | 8.18 | 73.52 | 135.6 | 138.0 | 61.3 | 63.3 | 8.9 | 8.9 |
| | August | 6.59 | 8.63 | 74.46 | 135.3 | 137.9 | 61.4 | 62.7 | 8.6 | 9.7 |
| | September | 6.71 | 8.63 | 74.01 | 135.8 | 137.9 | 61.5 | 62.4 | 8.5 | 10.2 |
| | October | 7.65 | 8.25 | 73.22 | 135.6 | 137.4 | 61.6 | 62.4 | 8.2 | 10.0 |
| | November | 6.07 | 8.00 | 73.62 | 135.8 | 136.9 | 61.8 | 61.6 | 7.9 | 9.9 |
| | December | 5.79 | 8.03 | 73.49 | 135.6 | 137.5 | 61.7 | 61.7 | 8.0 | 9.0 |
| **AVERAGE** | | **7.31** | **8.88** | **73.03** | **135.2** | **137.9** | **61.5** | **63.3** | **8.6** | **8.5** |
| 1996 | January | 5.74 | 7.56 | 72.63 | 135.9 | 137.6 | 61.4 | 61.4 | 8.3 | 8.3 |
| | February | 5.50 | 7.25 | 72.88 | 136.3 | 136.3 | 61.4 | 62.1 | 8.7 | 8.0 |
| | March | 5.25 | 7.64 | 73.38 | 136.8 | 136.5 | 61.4 | 61.7 | 9.0 | 9.9 |
| | April | 5.00 | 7.98 | 73.30 | 137.1 | 136.0 | 61.5 | 62.2 | 9.2 | 10.4 |
| | May | 5.00 | 7.98 | 73.09 | 137.3 | 135.7 | 61.2 | 62.2 | 9.4 | 10.8 |
| | June | 5.00 | 7.99 | 73.38 | 137.2 | 135.9 | 61.0 | 62.5 | 9.5 | 9.6 |
| | July | 4.75 | 7.99 | 72.86 | 137.2 | 135.9 | 60.9 | 62.3 | 9.7 | 9.9 |
| | August | 4.25 | 7.44 | 73.13 | 137.5 | 135.9 | 61.1 | 63.0 | 9.4 | 9.8 |
| | September | 4.25 | 7.37 | 73.12 | 137.9 | ----- | 61.1 | 63.3 | 9.2 | 9.8 |

SOURCE: Bank of Canada, CMHC, Statistics Canada

Note: Employment Ratios and Unemployment figures are seasonally-adjusted 3 month moving averages; NHPI excludes GST

## HOUSING STARTS SUMMARY

Toronto Branch housing starts powered ahead in September hitting a 52 month high. Construction began on 2,888 units in September, up 48.6% from the same month last year, and 56.5% from August's 1,845 starts. Singles climbed 57.3% over last September's 937 starts to reach 1,474, and multiples soared to 1,414 starts, an increase of 40.4% from the same period last year. Metro Toronto led the pack with 834 total starts, thanks to construction beginning on 619 condominium apartment units, while York and Peel regions recorded 629 and 535 starts respectively.

### HOUSING STARTS - CMHC TORONTO BRANCH

| MONTH | — SINGLES — | | — MULTIPLES — | | TOTAL | | |
|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | 1995 | 1996 | 1995 | 1996 | Percent Change |
| January | 618 | 633 | 548 | 553 | 1,166 | 1,186 | +01.7% |
| February | 532 | 407 | 732 | 473 | 1,264 | 880 | -30.4% |
| March | 483 | 627 | 947 | 375 | 1,430 | 1,002 | -29.9% |
| April | 822 | 955 | 919 | 386 | 1,741 | 1,341 | -23.0% |
| May | 913 | 1,342 | 618 | 1,098 | 1,531 | 2,440 | +59.4% |
| June | 1,186 | 1,537 | 844 | 714 | 2,030 | 2,251 | +10.9% |
| July | 584 | 1,418 | 635 | 733 | 1,219 | 2,151 | +76.5% |
| August | 719 | 1,190 | 875 | 655 | 1,594 | 1,845 | +15.7% |
| September | 937 | 1,474 | 1,007 | 1,414 | 1,944 | 2,888 | +48.6% |
| October | 872 | | 483 | | 1,355 | | |
| November | 838 | | 1,428 | | 2,266 | | |
| December | 860 | | 1,344 | | 2,204 | | |
| **Total** | **9,364** | **9,583** | **10,380** | **6,401** | **19,744** | **15,984** | |

Source: CMHC

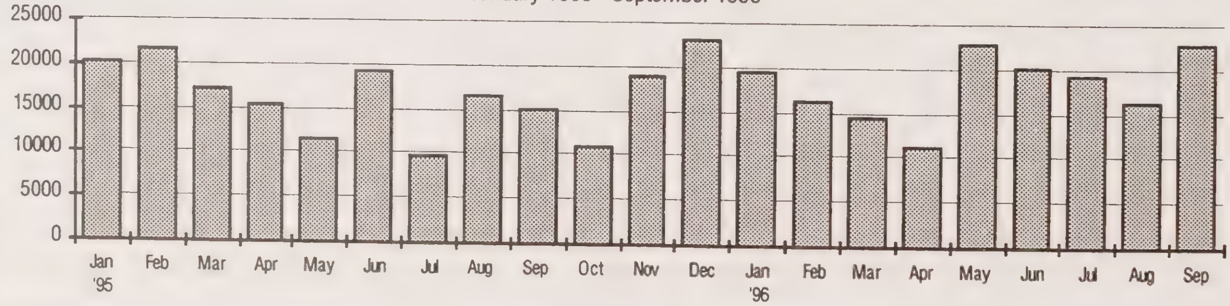
Much of the start's strength in September for the Toronto Branch is due to an impressive 2,343 starts from the Toronto CMA. September reversed the previous three months of declines in starts for the Toronto CMA, recording 22,800 SAAR. Singles increased 12.6% to 10,700 SAAR, while multiples surged 42.1% to 12,100 SAAR. Within the Toronto CMA this month, total starts were highest in Scarborough (351), the city of Toronto (338), Mississauga (319), and Markham (220).

### STARTS IN THE TORONTO CMA
### 1995-1996

| | OWNERSHIP | | | | | RENTAL | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | Private | | Assisted | | Total | Total | GRAND | |
| | Single | Semi | Row | Row | Apt. | Row | Apt. | Row | Apt. | Row | Apt. | TOTAL | SAAR |
| **1995** | | | | | | | | | | | | | |
| Jan | 446 | 34 | 57 | 128 | 236 | 0 | 0 | 5 | 48 | 190 | 284 | 954 | 20100 |
| Feb | 456 | 2 | 221 | 25 | 300 | 0 | 0 | 0 | 175 | 246 | 475 | 1179 | 21700 |
| Mar | 375 | 34 | 154 | 22 | 563 | 0 | 0 | 0 | 154 | 176 | 717 | 1302 | 17400 |
| Apr | 669 | 130 | 352 | 42 | 139 | 0 | 0 | 0 | 221 | 394 | 360 | 1553 | 15500 |
| May | 687 | 98 | 95 | 72 | 50 | 0 | 0 | 0 | 100 | 167 | 150 | 1102 | 11700 |
| June | 875 | 80 | 169 | 14 | 224 | 0 | 0 | 0 | 261 | 183 | 485 | 1623 | 19400 |
| July | 391 | 40 | 21 | 229 | 0 | 0 | 2 | 0 | 229 | 250 | 231 | 912 | 9700 |
| Aug | 544 | 86 | 194 | 40 | 184 | 0 | 0 | 0 | 348 | 234 | 532 | 1396 | 16800 |
| Sep | 621 | 162 | 131 | 128 | 395 | 6 | 0 | 0 | 0 | 265 | 395 | 1443 | 15200 |
| Oct | 601 | 50 | 105 | 48 | 101 | 0 | 6 | 0 | 111 | 153 | 218 | 1022 | 10900 |
| Nov | 590 | 116 | 486 | 71 | 457 | 0 | 2 | 86 | 160 | 643 | 619 | 1968 | 19100 |
| Dec | 624 | 64 | 344 | 78 | 757 | 0 | 4 | 0 | 0 | 422 | 761 | 1871 | 23200 |
| **TOTAL** | **6879** | **896** | **2329** | **897** | **3406** | **6** | **14** | **91** | **1807** | **3323** | **5227** | **16325** | |
| **1996** | | | | | | | | | | | | | |
| Jan | 522 | 12 | 130 | 34 | 340 | 0 | 0 | 0 | 0 | 164 | 340 | 1038 | 19700 |
| Feb | 349 | 26 | 81 | 77 | 142 | 0 | 0 | 0 | 141 | 158 | 283 | 816 | 16300 |
| Mar | 535 | 40 | 18 | 41 | 0 | 3 | 0 | 15 | 271 | 77 | 271 | 923 | 14600 |
| Apr | 713 | 98 | 103 | 64 | 0 | 0 | 0 | 4 | 81 | 171 | 81 | 1063 | 11400 |
| May | 1,031 | 328 | 298 | 111 | 204 | 0 | 0 | 0 | 128 | 409 | 332 | 2100 | 22800 |
| June | 1,125 | 246 | 195 | 77 | 5 | 0 | 54 | 0 | 142 | 272 | 201 | 1844 | 20100 |
| July | 1,147 | 116 | 301 | 252 | 0 | 0 | 2 | 0 | 0 | 553 | 2 | 1818 | 19200 |
| Aug | 847 | 154 | 76 | 329 | 0 | 0 | 0 | 0 | 0 | 405 | 0 | 1406 | 16500 |
| Sep | 1,034 | 118 | 195 | 310 | 636 | 0 | 50 | 0 | 0 | 505 | 686 | 2343 | 22800 |
| **TOTAL** | **7303** | **1138** | **1397** | **1295** | **1327** | **3** | **106** | **19** | **763** | **2714** | **2196** | **13,351** | |

Source: CMHC

### HOUSING STARTS, TORONTO CMA, SEASONALLY ADJUSTED AT ANNUAL RATES
January 1995 - September 1996



For the country, total housing starts have been buoyant, increasing 2.4% in September to 130,900 SAAR. The increase in total starts is solely due to the multiple's component as singles held constant. Ontario ended the third quarter on a strong note with 42,800 SAAR starts in September, up 7.3% from August. The Toronto CMA outpaced other areas with 22,800 SAAR starts, Vancouver recorded 16,800 SAAR, and Montreal came in at 7,800 SAAR starts.

## HOUSING STARTS - CANADA

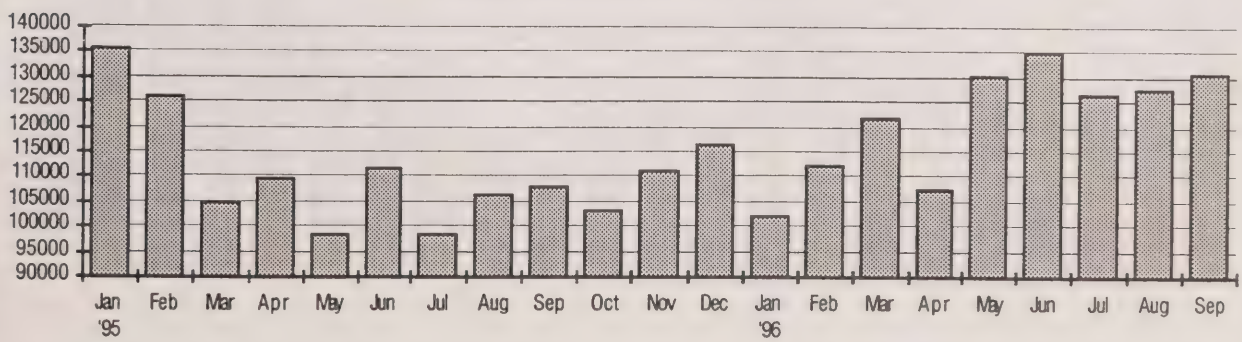
### Dwelling Units Seasonally Adjusted at Annual Rates (SAAR)

| YEAR/MONTH | URBAN AREAS | | | | | | OTHER AREAS | GRAND TOTAL | |
|---|---|---|---|---|---|---|---|---|---|
| | Singles | Percent Change | Multiples | Percent Change | Total | Percent Change | (Quarterly) | | Percent Change |
| **1995** | | | | | | | | | |
| January | 53,000 | -8.0% | 61,100 | 36.1% | 114,100 | 11.3% | 21,700 | 135,800 | 8.6% |
| February | 55,200 | 4.1% | 49,300 | -19.3% | 104,500 | -8.4% | 21,700 | 126,200 | -7.1% |
| March | 45,900 | -16.8% | 37,500 | -23.9% | 83,400 | -20.2% | 21,700 | 105,100 | -16.7% |
| April | 43,600 | -5.0% | 46,000 | 22.7% | 89,600 | 7.4% | 20,300 | 109,900 | 4.6% |
| May | 39,600 | -9.2% | 38,800 | -15.7% | 78,400 | -12.5% | 20,300 | 98,700 | -10.2% |
| June | 45,400 | 14.6% | 46,100 | 18.8% | 91,500 | 16.7% | 20,300 | 111,800 | 13.3% |
| July | 39,800 | -12.3% | 38,700 | -16.1% | 78,500 | -14.2% | 19,600 | 98,700 | -12.3% |
| August | 43,400 | 9.0% | 43,500 | 12.4% | 86,900 | 10.7% | 19,600 | 106,500 | 8.6% |
| September | 46,000 | 6.0% | 42,400 | 2.5% | 88,400 | 1.7% | 19,600 | 108,000 | 1.4% |
| October | 45,900 | -0.2% | 33,200 | -21.7% | 79,100 | -10.5% | 24,000 | 103,100 | -4.6% |
| November | 47,000 | 2.4% | 40,200 | 21.1% | 87,200 | 10.2% | 24,000 | 111,200 | 7.9% |
| December | 47,300 | 0.6% | 45,200 | 12.4% | 92,500 | 6.1% | 24,000 | 116,500 | 4.8% |
| **1996** | | | | | | | | | |
| January | 48,000 | 1.5% | 30,600 | -32.3% | 78,600 | -15.0% | 23,800 | 102,400 | -12.1% |
| February | 47,900 | -0.2% | 40,600 | 32.7% | 88,500 | 12.6% | 23,800 | 112,300 | 9.7% |
| March | 56,200 | 17.3% | 42,000 | 3.4% | 98,200 | 11.0% | 23,800 | 122,000 | 10.9% |
| April | 54,300 | -3.4% | 30,400 | -27.6% | 84,700 | -13.7% | 22,800 | 107,500 | -11.9% |
| May | 59,400 | 9.4% | 48,300 | 58.9% | 107,700 | 27.2% | 22,800 | 130,500 | 21.4% |
| June | 60,300 | 1.5% | 52,300 | 8.3% | 112,600 | 4.5% | 22,800 | 135,400 | 3.8% |
| July | 60,700 | 0.7% | 43,300 | -20.8% | 104,000 | -7.0% | 22,800 | 126,800 | -6.4% |
| August | 59,600 | -1.8% | 45,400 | 4.8% | 105,000 | 0.1% | 22,800 | 127,800 | 0.8% |
| September | 59,600 | 0.0% | 48,500 | 6.8% | 108,100 | 3.0% | 22,800 | 130,900 | 2.4% |

SOURCE: CMHC

## HOUSING STARTS - CANADA

Seasonally Adjusted at Annual Rates



## NEW HOME SALES

New home sales for the first three quarters of 1996 (13,951) have surpassed 1995's total for the entire year (12,857). September continues this year's robust sales trend with each consecutive month in 1996 outpacing its 1995 counterpart. There were 1,718 new home sales this month, representing a 39.4% increase from September 1995's total of 1,232. However, on a seasonally adjusted basis, September recorded the lowest number of new home sales (19,400 SAAR) since April.

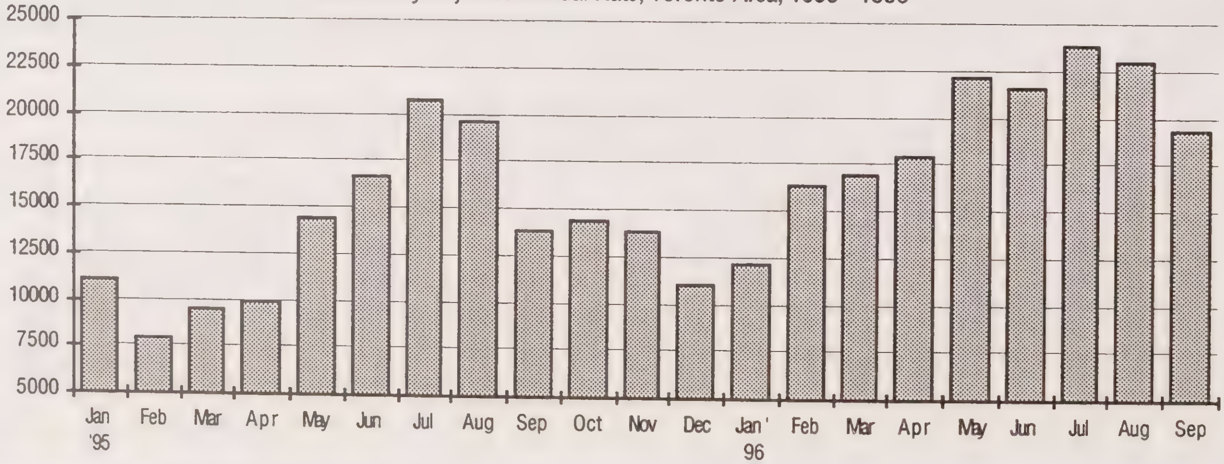
The decrease in new home sales was primarily due to a decrease in the freehold sales market, which recorded sales of 13,900 SAAR homes in September, as compared to 17,400 SAAR sales last month. Condo sales held fairly steady, decreasing marginally to 5,500 SAAR sales in September from 5,600 SAAR in August.

### NEW HOME SALES - TORONTO AREA

| MONTH | FREEHOLD | | CONDOMINIUM | | TOTAL | | PERCENT CHANGE | SAAR | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | 1995 | 1996 | 1995 | 1996 | 1995-1996 | 1995 | 1996 |
| January | 493 | 665 | 372 | 315 | 865 | 980 | 13.3% | 11,000 | 12,200 |
| February | 586 | 1,249 | 232 | 438 | 818 | 1,687 | 106.2% | 8,000 | 16,400 |
| March | 652 | 1,298 | 360 | 551 | 1,012 | 1,849 | 82.7% | 9,500 | 17,000 |
| April | 636 | 1,176 | 291 | 510 | 927 | 1,686 | 81.9% | 9,900 | 18,000 |
| May | 611 | 1,157 | 453 | 467 | 1,064 | 1,624 | 52.6% | 14,500 | 22,200 |
| June | 789 | 1,055 | 388 | 453 | 1,177 | 1,508 | 28.1% | 16,700 | 21,600 |
| July | 856 | 941 | 350 | 465 | 1,206 | 1,406 | 16.6% | 20,800 | 23,900 |
| August | 824 | 1,065 | 474 | 428 | 1,298 | 1,493 | 15.0% | 19,700 | 23,000 |
| September | 851 | 1,192 | 381 | 526 | 1,232 | 1,718 | 39.4% | 13,900 | 19,400 |
| October | 957 | | 425 | | 1,382 | | | 14,500 | |
| November | 688 | | 484 | | 1,172 | | | 13,900 | |
| December | 447 | | 257 | | 704 | | | 11,000 | |
| TOTAL | 8,390 | | 4,467 | | 12,857 | | | | |

SOURCE: Greater Toronto Home Builders' Association, Housing Data Report, prepared by Brethour Research Associates Limited; seasonal adjustment by CMHC.

**NEW HOME SALES**
Seasonally Adjusted Annual Rate, Toronto Area, 1995 - 1996



## RESALE ACTIVITY

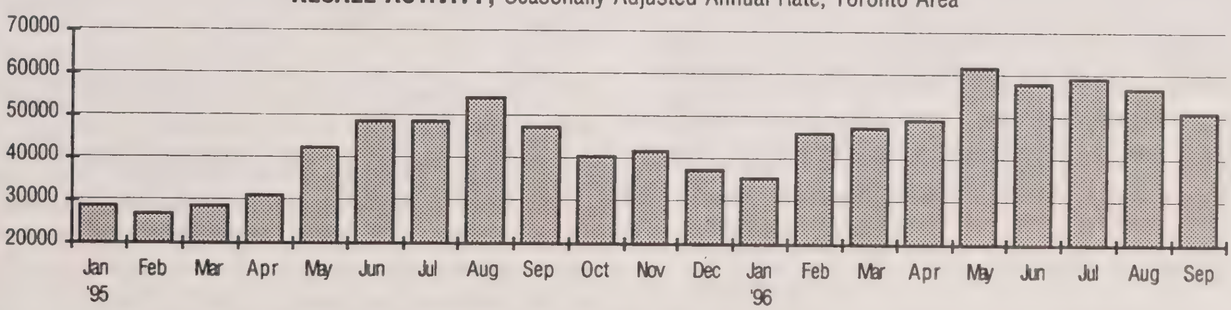
The resale market was less vigorous in September with 51,000 SAAR resales, down 10.7% from 57,100 SAAR resales recorded in August. Year-to-date resales have hit 40,376, and have now surpassed the total number of resales for all of 1995 (39,273). In June, the average price and sales-to-listing ratio hit 1996 highs of $204,392 and 34.9% respectively. However, these key indicators have decreased for the last three consecutive months and now come in at $195,486 and 30.2%. Although the sales-to-listing ratio has remained close to the 30% boundary for the last seven months, the median and average resale prices have been fairly stable.

### RESALE ACTIVITY - TORONTO REAL ESTATE BOARD

| MONTH | 1995 | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Number of Sales | SAAR | Number Listings | Listing SA | Sales to Listings | Sales to Listings SA | Average Price | Median Price |
| January | 1,791 | 28,700 | 12,137 | 14,200 | 14.8% | 16.9% | $199,759 | $170,500 |
| February | 2,455 | 26,800 | 13,756 | 14,200 | 17.8% | 15.7% | $208,225 | $175,500 |
| March | 3,218 | 28,600 | 18,396 | 15,200 | 17.5% | 15.7% | $207,556 | $175,000 |
| April | 3,204 | 31,000 | 17,275 | 13,700 | 18.5% | 18.8% | $212,541 | $175,700 |
| May | 3,785 | 42,500 | 18,115 | 14,700 | 20.9% | 24.1% | $212,626 | $177,500 |
| June | 4,172 | 48,900 | 17,023 | 15,100 | 24.5% | 27.0% | $202,297 | $175,000 |
| July | 3,721 | 48,500 | 14,429 | 15,000 | 25.8% | 26.9% | $202,686 | $175,000 |
| August | 4,179 | 54,600 | 14,715 | 16,400 | 28.4% | 27.7% | $198,594 | $172,500 |
| September | 3,841 | 47,500 | 15,434 | 15,200 | 24.9% | 26.1% | $195,099 | $170,000 |
| October | 3,344 | 40,500 | 13,709 | 13,500 | 24.4% | 25.1% | $201,526 | $172,000 |
| November | 3,295 | 41,900 | 12,374 | 13,900 | 26.6% | 25.2% | $197,999 | $170,000 |
| December | 2,268 | 37,300 | 6,976 | 12,500 | 32.5% | 24.9% | $197,119 | $169,000 |
| **TOTAL Jan-Dec** | **39,273** | | | | | | **$203,028** | |
| **MONTH** | **1996** | | | | | | | |
| | **Number of Sales** | **SAAR** | **Number Listings** | **Listing SA** | **Sales to Listings** | **Sales to Listings SA** | **Average Price** | **Median Price** |
| January | 2,222 | 35,700 | 12,805 | 15,000 | 17.4% | 19.9% | $195,169 | $166,000 |
| February | 4,207 | 46,000 | 15,263 | 15,800 | 27.6% | 24.3% | $192,406 | $169,000 |
| March | 5,350 | 47,500 | 16,985 | 14,000 | 31.5% | 28.3% | $197,523 | $171,000 |
| April | 5,070 | 49,100 | 16,139 | 12,800 | 31.4% | 31.9% | $198,445 | $173,000 |
| May | 5,514 | 61,900 | 18,295 | 14,900 | 30.1% | 34.7% | $201,847 | $176,000 |
| June | 4,979 | 58,300 | 15,742 | 13,900 | 31.6% | 34.9% | $204,392 | $175,000 |
| July | 4,539 | 59,100 | 14,873 | 15,400 | 30.5% | 31.9% | $199,856 | $172,500 |
| August | 4,372 | 57,100 | 13,731 | 15,300 | 31.8% | 31.0% | $197,622 | $173,000 |
| September | 4,123 | 51,000 | 14,289 | 14,100 | 28.9% | 30.2% | $195,486 | $172,500 |

N.B. 1) New listings plus reruns
SOURCE: Toronto Real Estate Board; seasonal adjustment by CMHC.

**RESALE ACTIVITY,** Seasonally Adjusted Annual Rate, Toronto Area



## RESALE ACTIVITY - TORONTO BRANCH AREA

| REAL ESTATE BOARD | AUGUST 1995 | | | AUGUST 1996 | | | PERCENT CHANGE 1995-1996 | |
|---|---|---|---|---|---|---|---|---|
| | # of Sales | No. of Listings | Average Price | # of Sales | # of Listings | Average Price | # of Sales | Average Price |
| Bancroft District | 34 | 72 | $79,226 | 28 | 48 | $76,771 | -17.6 | -3.1 |
| Barrie and District | 240 | 462 | $130,104 | 264 | 419 | $134,258 | 10.0 | 3.2 |
| Cobourg-Port Hope | 80 | 169 | $123,014 | 88 | 150 | $126,951 | 10.0 | 3.2 |
| Georgian Triangle | 110 | 275 | $116,881 | 123 | 226 | $109,497 | 11.8 | -6.3 |
| Haliburton District | 55 | 125 | $103,819 | 57 | 105 | $92,807 | 3.6 | -10.6 |
| Lindsay and District | 122 | 198 | $118,668 | 124 | 235 | $106,919 | 1.6 | -9.9 |
| Midland and Penetanguishene | 67 | 153 | $91,161 | 76 | 197 | $114,838 | 13.4 | 26.0 |
| Muskoka | 190 | 415 | $108,846 | 146 | 345 | $132,667 | -23.2 | 21.9 |
| Oakville-Milton | 261 | 364 | $212,203 | 217 | 303 | $229,002 | -16.9 | 7.9 |
| Orangeville and District | 87 | 139 | $149,355 | 91 | 115 | $137,376 | 4.6 | -8.0 |
| Orillia and District | 85 | 207 | $125,456 | 87 | 148 | $105,993 | 2.4 | -15.5 |
| Peterborough | 183 | 346 | $111,454 | 144 | 311 | $117,280 | -21.3 | 5.2 |
| Quinte & District | 181 | 169 | $106,377 | 131 | 322 | $102,782 | -27.6 | -3.4 |
| Toronto | 4179 | 7105 | $198,595 | 4372 | 7031 | $197,622 | 4.6 | -.5 |

NB: 1 Only new listings are included in this table
Note: Due to changes in reporting by CREA, Mississauga and Oshawa and District figures are no longer included in this table.

Source: CREA (The Canadian Real Estate Association)

## CMHC NEWS

CMHC would like to announce the introduction of the Healthy Housing Fact Sheets.These free fact sheets are a series of 2-sided sheets offering information for consumers on Healthy Housing. Nine fact sheets are available on the most popular renovation areas of a home: kitchens, bathrooms, interiors, additions, exteriors, basements, mechanicals, attics, and landscapes.

The new 1996 GTA Land Inventory Survey and the new 1996 Condominium Survey will be released in early November. New features to the Land Survey include 9 colour maps illustrating the lot supply variation around the GTA, which can be used as a business planning tool. The 1996 Land Survey report can be purchased for only $40. The 1996 Condo Survey features new estimates of prices, rents and condo fees for each of the 31 zones in the Toronto area. The new Condo Survey is only $20.

The November 21, 1996 Toronto Housing Outlook Conference is rapidly approaching. We are currently accepting registrations. Space is limited, so avoid disappointment and register today. Toronto's premier housing conference will analyze many key issues including: economic forecasts, housing opportunities, demographic analysis, and consumer trends.

If you are interested in the any of CMHC's free or priced publications, or the Housing Outlook Conference, give us a call at (416) 789-8708.

## NEW RESIDENTIAL CONSTRUCTION ACTIVITY

**Introduction**

The new residential construction statistics presented in this report are derived from the Starts and Completions Survey and the Market Absorption Survey conducted by Canada Mortgage and Housing Corporation (CMHC). They refer to self-contained dwelling units not designed for seasonal use.

The Starts and Completions Survey monitors the rate of starts and completions in Canada and the construction period of new dwellings on a monthly basis in urban areas with populations in excess of 10,000 persons. In addition, the survey also provides estimates of the total number of dwelling starts and completions in all provinces using a sample of areas with populations below 10,000 persons which are enumerated quarterly. This sample is then used to estimate the total number of new additions to the housing stock in each quarter for all provinces.

The Market Absorption Survey produces statistics to measure the rate at which units are sold or rented after they have been completed. This survey deals only with newly completed, self-contained dwellings which are not sold, or in the case of rental projects, rented at the time the dwellings are reported as completed in the Starts and Completions Survey. This survey is conducted monthly in Census Metropolitan Areas, large urban centres and Census Agglomerations with 50,000 or more persons.

It should be noted Burlington, Halton Hills, and Milton are not part of the CMHC Toronto Branch territory but are included to provide complete data for Halton Region and the Toronto CMA respectively. Brock and Hamilton Townships are not part of the National survey but are included to provide complete data for Durham Region and Northumberland County respectively. Mono Township, Scugog, Adjala-Tosontario, Brighton, Cavan, Fenelon Township, Hope Township, Laxton, Mariposa Township, Percy Township, Sturgeon Point, Carlow, Limerick, Rawdon, Faraday, and Hungerford are surveyed quarterly. A hyphen ("-") is inserted in the following tables in cases where data are not available.

Private rental units refer to privately initiated rental projects, including syndicated rental projects where condominium registration is intended. Assisted rental projects include all projects subsidized by either the federal and/or provincial governments, where at least some units are geared to households in need.

The accompanying definitions and maps have been provided to help clarify the information provided in the following tables. Should you require further assistance, please contact the Toronto Branch Market Analyst at (416) 789-8708.

## DEFINITIONS

**PENDING STARTS** refer to dwelling units where a building permit and/or National Housing Act (NHA) approval exists but construction has not started.

**STARTS** refer to units where construction has advanced to a stage where full (100%) footings are in place. In the case of multiple unit structures, this definition of a start applies to the entire structure.

**UNDER CONSTRUCTION** refers to the inventory of units currently being constructed. Under construction figures include current month starts and excludes current month completions.

**COMPLETIONS** Singles and Semis - occur when 90% or more of a structure has been completed. A structure may be considered to be complete and ready for occupancy when only seasonal deficiencies and/or minor infractions to building codes remain.

Row and Apartments - occur when 90% or more of the dwelling units within a structure are completed and ready for occupancy.

**COMPLETED & NOT ABSORBED** refers to newly constructed, completed units which have never been sold or rented.

**TOTAL SUPPLY** refers to the total supply of new units and includes pending starts, units under construction, and units that are completed but not absorbed.

**ABSORPTIONS** refer to newly completed units which have been sold or rented. The number of absorptions is obtained from a survey initiated when the structure is completed. Units sold or leased prior to construction are not considered as absorbed until the completion stage.*

* Condominium units are absorbed when a firm sale has been reported, even though the unit may not be actually occupied.

* Three and twelve month averages exclude the current month.

# STAY INFORMED WITH CMHC MARKET ANALYSIS PUBLICATIONS

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The following reports are published by CMHC's Toronto Branch. Where no prices are shown, the reports are free of charge. For these reports, please contact Beverly Doucette at 416-789-8708. Items indicated with an asterisk (*) are also available for most centres across Canada. Contact us for more information.

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***LOCAL HOUSING MARKET REPORT** -- This monthly report summarizes statistics on housing and the economy. The reports contain comment, analysis, and topical issues pertaining to local housing markets. At the Toronto Branch, this report covers areas west to Oakville, north to Huntsville, and east to Belleville.

***RENTAL MARKET REPORT** -- This report provides current vacancy and rent statistics of local markets. The report is based on a survey of privately and publicly initiated apartment and row structures of three or more units offered for rent. The report is produced annually and is available for the Toronto CMA, the Oshawa CMA, and the Barrie, Peterborough, and Belleville areas at the Toronto Branch.

***HOUSING MARKET OUTLOOK** -- This report replaces the current Housing Forecast. Each report analyzes and forecasts the most recent movements in the resale and new housing markets. Market trends include local MLS activity, average prices, factors affecting the local economy, forecast for housing starts and new home prices, sales levels and mortgage rates. It is produced three times a year. At the Toronto Branch, it is available for the Toronto CMA, and Oshawa CMA. Single copies are $10 + GST and a one year, 3 issue subscription for only $24 + GST. Twice per year reports are available for Barrie and Peterborough ($20 + GST per year).

**RETIREMENT HOME SURVEY** -- An annual report produced to indicate the state of the retirement home market in the Toronto Branch Territory. Vacancy rates, per diem rates, supply and demand factors, and new construction of retirement homes are summarized. ($25)

**CONDOMINIUM SURVEY** -- This annual report is produced for the Toronto CMA as a supplement to the Rental Market Survey to determine rental vacancy rates in condominiums, price and rent per square foot, and new supply. ($20)

**LAND SUPPLY SURVEY** -- This report is produced in conjunction with the Ministry of Housing and area municipalities. It monitors the active, draft-approved, and registered plans of subdivision and residential land availability. Long term potential demand is discussed to indicate the duration of land supply. It is an annual report available for the Greater Toronto Area. ($40)

**MULTIPLE UNIT PROGRESS REPORTS** -- This report is a quarterly listing of multiple unit projects currently approved and under construction in the Toronto Branch. ($15 for a single issue or $40 annually)

**DETAILED LOCAL HOUSING MARKET REPORT TABLES** -- These are statistical tables for the area municipalities and are available monthly ($10 for a single issue or $75 annually). These are also available by fax ($15 for a single issue or $100 annually).

**DETAILED RENTAL MARKET REPORT TABLES** -- These are statistical tables which include vacancies by age of structure, average rents by age of structure, and vacancy rates by rent range. They are available for Toronto (covering each of 31 zones -- $30), Oshawa (covering each of 4 zones -- $15), Barrie ($10), Peterborough ($10), and Belleville ($10).

**WHO'S OUT THERE?** -- Using CMHC's extensive database on NHA mortgages, this report profiles NHA borrowers, and the choices they make in the real estate and mortgage markets. Produced quarterly for the Toronto CMA, lending and real estate professionals can use it in their business planning and to educate their clients. ($8 for a single issue, $20 annually)

# SUMMARY TABLES

| SEPTEMBER HOUSING STARTS | SINGLES | | | MULTIPLES | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| CMHC TORONTO BRANCH | 937 | 1,474 | 57.3 | 1,007 | 1,414 | 40.4 | 1,944 | 2,888 | 48.6 |
| GREATER TORONTO AREA | 702 | 1,132 | 61.3 | 866 | 1,400 | 61.7 | 1,568 | 2,532 | 61.5 |
| TORONTO CMA: | 621 | 1,034 | 66.5 | 822 | 1,309 | 59.2 | 1,443 | 2,343 | 62.4 |
| METRO TORONTO: | 76 | 72 | -5.3 | 417 | 762 | 82.7 | 493 | 834 | 69.2 |
| Toronto City | 9 | 6 | -33.3 | 10 | 332 | 3220.0 | 19 | 338 | 1678.9 |
| East York | 6 | 4 | -33.3 | 0 | 0 | N/A | 6 | 4 | -33.3 |
| Etobicoke | 6 | 10 | 66.7 | 10 | 22 | 120.0 | 16 | 32 | 100.0 |
| North York | 30 | 44 | 46.7 | 0 | 62 | N/A | 30 | 106 | 253.3 |
| Scarborough | 22 | 7 | -68.2 | 395 | 344 | -12.9 | 417 | 351 | -15.8 |
| York City | 3 | 1 | -66.7 | 2 | 2 | 0.0 | 5 | 3 | -40.0 |
| YORK REGION: | 216 | 492 | 127.8 | 116 | 137 | 18.1 | 332 | 629 | 89.5 |
| Aurora | 7 | 29 | 314.3 | 0 | 65 | N/A | 7 | 94 | 1242.9 |
| East Gwillimbury | 3 | 21 | 600.0 | 0 | 0 | N/A | 3 | 21 | 600.0 |
| Georgina Island | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Georgina Township | 11 | 13 | 18.2 | 0 | 0 | N/A | 11 | 13 | 18.2 |
| King | 1 | 2 | 100.0 | 0 | 0 | N/A | 1 | 2 | 100.0 |
| Markham | 57 | 172 | 201.8 | 0 | 48 | N/A | 57 | 220 | 286.0 |
| Newmarket | 22 | 68 | 209.1 | 4 | 2 | -50.0 | 26 | 70 | 169.2 |
| Richmond Hill | 58 | 65 | 12.1 | 0 | 3 | N/A | 58 | 68 | 17.2 |
| Vaughan | 49 | 110 | 124.5 | 112 | 19 | -83.0 | 161 | 129 | -19.9 |
| Whitchurch-Stouffville | 8 | 12 | 50.0 | 0 | 0 | N/A | 8 | 12 | 50.0 |
| PEEL REGION: | 214 | 278 | 29.9 | 212 | 257 | 21.2 | 426 | 535 | 25.6 |
| Brampton | 44 | 48 | 9.1 | 54 | 77 | 42.6 | 98 | 125 | 27.6 |
| Caledon | 5 | 69 | 1280.0 | 0 | 22 | N/A | 5 | 91 | 1720.0 |
| Mississauga | 165 | 161 | -2.4 | 158 | 158 | 0.0 | 323 | 319 | -1.2 |
| HALTON REGION: | 59 | 101 | 71.2 | 27 | 187 | 592.6 | 86 | 288 | 234.9 |
| Burlington ** | 14 | 32 | 128.6 | 14 | 61 | 335.7 | 28 | 93 | 232.1 |
| Halton Hills | 19 | 18 | -5.3 | 0 | 0 | N/A | 19 | 18 | -5.3 |
| Milton | 1 | 1 | 0.0 | 0 | 0 | N/A | 1 | 1 | 0.0 |
| Oakville | 25 | 50 | 100.0 | 13 | 126 | 869.2 | 38 | 176 | 363.2 |
| REST OF TORONTO CMA: | 70 | 123 | 75.7 | 64 | 27 | -57.8 | 134 | 150 | 11.9 |
| Ajax | 12 | 34 | 183.3 | 0 | 2 | N/A | 12 | 36 | 200.0 |
| Bradford West Gwillimbury | 12 | 47 | 291.7 | 0 | 0 | N/A | 12 | 47 | 291.7 |
| Orangeville | 3 | 3 | 0.0 | 0 | 17 | N/A | 3 | 20 | 566.7 |
| Pickering | 27 | 25 | -7.4 | 64 | 8 | -87.5 | 91 | 33 | -63.7 |
| New Tecumseth | 9 | 5 | -44.4 | 0 | 0 | N/A | 9 | 5 | -44.4 |
| Uxbridge | 7 | 9 | 28.6 | 0 | 0 | N/A | 7 | 9 | 28.6 |
| Mono Township ** | 3 | 0 | -100.0 | 0 | 0 | N/A | 3 | 0 | -100.0 |
| DURHAM REGION: | 137 | 189 | 38.0 | 94 | 57 | -39.4 | 231 | 246 | 6.5 |
| OSHAWA CMA: | 65 | 92 | 41.5 | 30 | 47 | 56.7 | 95 | 139 | 46.3 |
| Oshawa City | 26 | 36 | 38.5 | 0 | 32 | N/A | 26 | 68 | 161.5 |
| Clarington | 18 | 23 | 27.8 | 30 | 8 | -73.3 | 48 | 31 | -35.4 |
| Whitby | 21 | 33 | 57.1 | 0 | 7 | N/A | 21 | 40 | 90.5 |
| REST OF DURHAM: | 72 | 97 | 34.7 | 64 | 10 | -84.4 | 136 | 107 | -21.3 |
| Ajax | 12 | 34 | 183.3 | 0 | 2 | N/A | 12 | 36 | 200.0 |
| Brock | 10 | 9 | -10.0 | 0 | 0 | N/A | 10 | 9 | -10.0 |
| Pickering | 27 | 25 | -7.4 | 64 | 8 | -87.5 | 91 | 33 | -63.7 |
| Scugog | 16 | 20 | 25.0 | 0 | 0 | N/A | 16 | 20 | 25.0 |
| Uxbridge | 7 | 9 | 28.6 | 0 | 0 | N/A | 7 | 9 | 28.6 |
| SIMCOE COUNTY: | 165 | 257 | 55.8 | 155 | 29 | -81.3 | 320 | 286 | -10.6 |
| BARRIE CA: | 96 | 171 | 78.1 | 155 | 29 | -81.3 | 251 | 200 | -20.3 |
| Barrie City | 84 | 154 | 83.3 | 155 | 29 | -81.3 | 239 | 183 | -23.4 |
| Innisfil | 7 | 7 | 0.0 | 0 | 0 | N/A | 7 | 7 | 0.0 |
| Springwater Township | 5 | 10 | 100.0 | 0 | 0 | N/A | 5 | 10 | 100.0 |
| COLLINGWOOD | 7 | 2 | -71.4 | 0 | 0 | N/A | 7 | 2 | -71.4 |
| MIDLAND CA: | 14 | 20 | 42.9 | 0 | 0 | N/A | 14 | 20 | 42.9 |
| Midland Town | 3 | 3 | 0.0 | 0 | 0 | N/A | 3 | 3 | 0.0 |
| Penetanguishene | 0 | 5 | N/A | 0 | 0 | N/A | 0 | 5 | N/A |
| Christian Island | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Tay Township | 3 | 10 | 233.3 | 0 | 0 | N/A | 3 | 10 | 233.3 |
| Tiny Township | 8 | 2 | -75.0 | 0 | 0 | N/A | 8 | 2 | -75.0 |

| | SEPTEMBER HOUSING STARTS | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | SINGLES | | | MULTIPLES | | | TOTAL | | |
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| ORILLIA CA: | 13 | 12 | -7.7 | 0 | 0 | N/A | 13 | 12 | -7.7 |
| Orillia City | 5 | 2 | -60.0 | 0 | 0 | N/A | 5 | 2 | -60.0 |
| Severn Township | 8 | 10 | 25.0 | 0 | 0 | N/A | 8 | 10 | 25.0 |
| REST OF SIMCOE COUNTY: | 35 | 52 | 48.6 | 0 | 0 | N/A | 35 | 52 | 48.6 |
| Adjala-Tosoorontio Township | 14 | 0 | -100.0 | 0 | 0 | N/A | 14 | 0 | -100.0 |
| Bradford West Gwillimbury | 12 | 47 | 291.7 | 0 | 0 | N/A | 12 | 47 | 291.7 |
| New Tecumseth | 9 | 5 | -44.4 | 0 | 0 | N/A | 9 | 5 | -44.4 |
| MUSKOKA DISTRICT: | 23 | 16 | -30.4 | 0 | 0 | N/A | 23 | 16 | -30.4 |
| Bracebridge | 3 | 11 | 266.7 | 0 | 0 | N/A | 3 | 11 | 266.7 |
| Gravenhurst | 9 | 0 | -100.0 | 0 | 0 | N/A | 9 | 0 | -100.0 |
| Huntsville | 11 | 5 | -54.5 | 0 | 0 | N/A | 11 | 5 | -54.5 |
| VICTORIA/HALIBURTON: | 9 | 18 | 100.0 | 0 | 2 | N/A | 9 | 20 | 122.2 |
| LINDSAY CA: | 1 | 2 | 100.0 | 0 | 2 | N/A | 1 | 4 | 300.0 |
| Lindsay Town | 0 | 1 | N/A | 0 | 2 | N/A | 0 | 3 | N/A |
| Ops Township | 1 | 1 | 0.0 | 0 | 0 | N/A | 1 | 1 | 0.0 |
| REST OF VICTORIA/HALIBURTON | 8 | 16 | 100.0 | 0 | 0 | N/A | 8 | 16 | 100.0 |
| Fenelon Township | 1 | 1 | 0.0 | 0 | 0 | N/A | 1 | 1 | 0.0 |
| Laxton Township | 1 | 2 | 100.0 | 0 | 0 | N/A | 1 | 2 | 100.0 |
| Mariposa Township | 6 | 13 | 116.7 | 0 | 0 | N/A | 6 | 13 | 116.7 |
| Sturgeon Point Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| PETERBOROUGH COUNTY: | 18 | 27 | 50.0 | 0 | 27 | N/A | 18 | 54 | 200.0 |
| PETERBOROUGH CA: | 14 | 23 | 64.3 | 0 | 27 | N/A | 14 | 50 | 257.1 |
| Peterborough City | 10 | 18 | 80.0 | 0 | 27 | N/A | 10 | 45 | 350.0 |
| Dummer Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Douro Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Ennismore Township | 3 | 1 | -66.7 | 0 | 0 | N/A | 3 | 1 | -66.7 |
| Indian Reserves 35&36 | 0 | 2 | N/A | 0 | 0 | N/A | 0 | 2 | N/A |
| Lakefield | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| North Monaghan Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Otonabee Township | 1 | 1 | 0.0 | 0 | 0 | N/A | 1 | 1 | 0.0 |
| Smith Township | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| REST OF PETERBOROUGH COUNTY | 4 | 4 | 0.0 | 0 | 0 | N/A | 4 | 4 | 0.0 |
| Cavan Township | 4 | 4 | 0.0 | 0 | 0 | N/A | 4 | 4 | 0.0 |
| NORTHUMBERLAND COUNTY: | 26 | 46 | 76.9 | 0 | 0 | N/A | 26 | 46 | 76.9 |
| COBOURG | 3 | 8 | 166.7 | 0 | 0 | N/A | 3 | 8 | 166.7 |
| REST OF NORTHUMBERLAND: | 23 | 38 | 65.2 | 0 | 0 | N/A | 23 | 38 | 65.2 |
| Port Hope | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Murray Township | 4 | 4 | 0.0 | 0 | 0 | N/A | 4 | 4 | 0.0 |
| Brighton Town | 6 | 13 | 116.7 | 0 | 0 | N/A | 6 | 13 | 116.7 |
| Hope Township | 3 | 3 | 0.0 | 0 | 0 | N/A | 3 | 3 | 0.0 |
| Percy Township | 1 | 4 | 300.0 | 0 | 0 | N/A | 1 | 4 | 300.0 |
| Hamilton Township | 9 | 14 | 55.6 | 0 | 0 | N/A | 9 | 14 | 55.6 |
| HASTINGS/PRINCE EDWARD: | 25 | 20 | -20.0 | 0 | 0 | N/A | 25 | 20 | -20.0 |
| BELLEVILLE CA: | 19 | 18 | -5.3 | 0 | 0 | N/A | 19 | 18 | -5.3 |
| Belleville City | 2 | 5 | 150.0 | 0 | 0 | N/A | 2 | 5 | 150.0 |
| Ameliasburgh Township | 3 | 2 | -33.3 | 0 | 0 | N/A | 3 | 2 | -33.3 |
| Frankford Village | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| Murray Township | 4 | 4 | 0.0 | 0 | 0 | N/A | 4 | 4 | 0.0 |
| Sidney Township | 5 | 5 | 0.0 | 0 | 0 | N/A | 5 | 5 | 0.0 |
| Stirling Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Thurlow Township | 3 | 1 | -66.7 | 0 | 0 | N/A | 3 | 1 | -66.7 |
| Trenton City | 2 | 0 | -100.0 | 0 | 0 | N/A | 2 | 0 | -100.0 |
| REST OF HASTINGS: | 10 | 6 | -40.0 | 0 | 0 | N/A | 10 | 6 | -40.0 |
| Carlow, Limerick & Rawdon | 7 | 2 | -71.4 | 0 | 0 | N/A | 7 | 2 | -71.4 |
| Faraday Township | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| Hungerford Township | 3 | 3 | 0.0 | 0 | 0 | N/A | 3 | 3 | 0.0 |

| | JANUARY-SEPTEMBER HOUSING STARTS | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | SINGLES | | | MULTIPLES | | | TOTAL | | |
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| CMHC TORONTO BRANCH | 6,794 | 9,583 | 41.1 | 7,125 | 6,401 | -10.2 | 13,919 | 15,984 | 14.8 |
| GREATER TORONTO AREA | 5,808 | 8,157 | 40.4 | 6,750 | 6,554 | -2.9 | 12,558 | 14,711 | 17.1 |
| TORONTO CMA: | 5,064 | 7,303 | 44.2 | 6,400 | 6,048 | -5.5 | 11,464 | 13,351 | 16.5 |
| METRO TORONTO: | 525 | 647 | 23.2 | 3,213 | 2,315 | -27.9 | 3,738 | 2,962 | -20.8 |
| Toronto City | 42 | 39 | -7.1 | 731 | 1,268 | 73.5 | 773 | 1,307 | 69.1 |
| East York | 22 | 19 | -13.6 | 2 | 0 | -100.0 | 24 | 19 | -20.8 |
| Etobicoke | 59 | 108 | 83.1 | 21 | 58 | 176.2 | 80 | 166 | 107.5 |
| North York | 277 | 240 | -13.4 | 1,331 | 556 | -58.2 | 1,608 | 796 | -50.5 |
| Scarborough | 119 | 238 | 100.0 | 771 | 411 | -46.7 | 890 | 649 | -27.1 |
| York City | 6 | 3 | -50.0 | 357 | 22 | -93.8 | 363 | 25 | -93.1 |
| YORK REGION: | 1,996 | 2,729 | 36.7 | 1,224 | 1,055 | -13.8 | 3,220 | 3,784 | 17.5 |
| Aurora | 104 | 252 | 142.3 | 37 | 240 | 548.6 | 141 | 492 | 248.9 |
| East Gwillimbury | 13 | 60 | 361.5 | 0 | 0 | N/A | 13 | 60 | 361.5 |
| Georgina Island | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Georgina Township | 35 | 87 | 148.6 | 0 | 5 | N/A | 35 | 92 | 162.9 |
| King | 11 | 23 | 109.1 | 0 | 0 | N/A | 11 | 23 | 109.1 |
| Markham | 843 | 706 | -16.3 | 237 | 129 | -45.6 | 1,080 | 835 | -22.7 |
| Newmarket | 245 | 312 | 27.3 | 176 | 158 | -10.2 | 421 | 470 | 11.6 |
| Richmond Hill | 361 | 318 | -11.9 | 80 | 81 | 1.2 | 441 | 399 | -9.5 |
| Vaughan | 342 | 915 | 167.5 | 685 | 442 | -35.5 | 1,027 | 1,357 | 32.1 |
| Whitchurch-Stouffville | 42 | 56 | 33.3 | 9 | 0 | -100.0 | 51 | 56 | 9.8 |
| PEEL REGION: | 1,697 | 2,366 | 39.4 | 1,709 | 1,994 | 16.7 | 3,406 | 4,360 | 28.0 |
| Brampton | 569 | 777 | 36.6 | 414 | 972 | 134.8 | 983 | 1,749 | 77.9 |
| Caledon | 152 | 256 | 68.4 | 0 | 73 | N/A | 152 | 329 | 116.4 |
| Mississauga | 976 | 1,333 | 36.6 | 1,295 | 949 | -26.7 | 2,271 | 2,282 | 0.5 |
| HALTON REGION: | 481 | 866 | 80.0 | 277 | 651 | 135.0 | 758 | 1,517 | 100.1 |
| Burlington ** | 116 | 298 | 156.9 | 152 | 321 | 111.2 | 268 | 619 | 131.0 |
| Halton Hills | 153 | 216 | 41.2 | 12 | 100 | 733.3 | 165 | 316 | 91.5 |
| Milton | 18 | 14 | -22.2 | 0 | 0 | N/A | 18 | 14 | -22.2 |
| Oakville | 194 | 338 | 74.2 | 113 | 230 | 103.5 | 307 | 568 | 85.0 |
| REST OF TORONTO CMA: | 481 | 993 | 106.4 | 129 | 354 | 174.4 | 610 | 1,347 | 120.8 |
| Ajax | 53 | 347 | 554.7 | 0 | 144 | N/A | 53 | 491 | 826.4 |
| Bradford West Gwillimbury | 57 | 118 | 107.0 | 0 | 0 | N/A | 57 | 118 | 107.0 |
| Orangeville | 97 | 113 | 16.5 | 6 | 17 | 183.3 | 103 | 130 | 26.2 |
| Pickering | 176 | 276 | 56.8 | 102 | 173 | 69.6 | 278 | 449 | 61.5 |
| New Tecumseth | 62 | 71 | 14.5 | 19 | 20 | 5.3 | 81 | 91 | 12.3 |
| Uxbridge | 36 | 68 | 88.9 | 2 | 0 | -100.0 | 38 | 68 | 78.9 |
| Mono Township ** | 6 | 0 | -100.0 | 0 | 0 | N/A | 6 | 0 | -100.0 |
| DURHAM REGION: | 1,109 | 1,549 | 39.7 | 327 | 539 | 64.8 | 1,436 | 2,088 | 45.4 |
| OSHAWA CMA: | 790 | 795 | 0.6 | 223 | 222 | -0.4 | 1,013 | 1,017 | 0.4 |
| Oshawa City | 212 | 243 | 14.6 | 13 | 95 | 630.8 | 225 | 338 | 50.2 |
| Clarington | 241 | 296 | 22.8 | 127 | 94 | -26.0 | 368 | 390 | 6.0 |
| Whitby | 337 | 256 | -24.0 | 83 | 33 | -60.2 | 420 | 289 | -31.2 |
| REST OF DURHAM: | 319 | 754 | 136.4 | 104 | 317 | 204.8 | 423 | 1,071 | 153.2 |
| Ajax | 53 | 347 | 554.7 | 0 | 144 | N/A | 53 | 491 | 826.4 |
| Brock | 19 | 12 | -36.8 | 0 | 0 | N/A | 19 | 12 | -36.8 |
| Pickering | 176 | 276 | 56.8 | 102 | 173 | 69.6 | 278 | 449 | 61.5 |
| Scugog | 35 | 51 | 45.7 | 0 | 0 | N/A | 35 | 51 | 45.7 |
| Uxbridge | 36 | 68 | 88.9 | 2 | 0 | -100.0 | 38 | 68 | 78.9 |
| SIMCOE COUNTY: | 689 | 1,190 | 72.7 | 285 | 176 | -38.2 | 974 | 1,366 | 40.2 |
| BARRIE CA: | 343 | 793 | 131.2 | 192 | 107 | -44.3 | 535 | 900 | 68.2 |
| Barrie City | 273 | 624 | 128.6 | 192 | 101 | -47.4 | 465 | 725 | 55.9 |
| Innisfil | 46 | 133 | 189.1 | 0 | 0 | N/A | 46 | 133 | 189.1 |
| Springwater Township | 24 | 36 | 50.0 | 0 | 6 | N/A | 24 | 42 | 75.0 |
| COLLINGWOOD | 25 | 19 | -24.0 | 2 | 19 | 850.0 | 27 | 38 | 40.7 |
| MIDLAND CA: | 85 | 98 | 15.3 | 72 | 0 | -100.0 | 157 | 98 | -37.6 |
| Midland Town | 19 | 11 | -42.1 | 72 | 0 | -100.0 | 91 | 11 | -87.9 |
| Penetanguishene | 7 | 31 | 342.9 | 0 | 0 | N/A | 7 | 31 | 342.9 |
| Christian Island | 8 | 7 | -12.5 | 0 | 0 | N/A | 8 | 7 | -12.5 |
| Tay Township | 30 | 28 | -6.7 | 0 | 0 | N/A | 30 | 28 | -6.7 |
| Tiny Township | 21 | 21 | 0.0 | 0 | 0 | N/A | 21 | 21 | 0.0 |

JANUARY-SEPTEMBER HOUSING STARTS

| | SINGLES | | | MULTIPLES | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| ORILLIA CA: | 84 | 91 | 8.3 | 0 | 30 | N/A | 84 | 121 | 44.0 |
| Orillia City | 40 | 58 | 45.0 | 0 | 30 | N/A | 40 | 88 | 120.0 |
| Severn Township | 44 | 33 | -25.0 | 0 | 0 | N/A | 44 | 33 | -25.0 |
| REST OF SIMCOE COUNTY: | 152 | 189 | 24.3 | 19 | 20 | 5.3 | 171 | 209 | 22.2 |
| Adjala-Tosorontio Township | 33 | 0 | -100.0 | 0 | 0 | N/A | 33 | 0 | -100.0 |
| Bradford West Gwillimbury | 57 | 118 | 107.0 | 0 | 0 | N/A | 57 | 118 | 107.0 |
| New Tecumseth | 62 | 71 | 14.5 | 19 | 20 | 5.3 | 81 | 91 | 12.3 |
| MUSKOKA DISTRICT: | 83 | 58 | -30.1 | 10 | 2 | -80.0 | 93 | 60 | -35.5 |
| Bracebridge | 17 | 29 | 70.6 | 8 | 2 | -75.0 | 25 | 31 | 24.0 |
| Gravenhurst | 20 | 0 | -100.0 | 0 | 0 | N/A | 20 | 0 | -100.0 |
| Huntsville | 46 | 29 | -37.0 | 2 | 0 | -100.0 | 48 | 29 | -39.6 |
| VICTORIA/HALIBURTON: | 49 | 58 | 18.4 | 6 | 2 | -66.7 | 55 | 60 | 9.1 |
| LINDSAY CA: | 31 | 28 | -9.7 | 6 | 2 | -66.7 | 37 | 30 | -18.9 |
| Lindsay Town | 20 | 19 | -5.0 | 6 | 2 | -66.7 | 26 | 21 | -19.2 |
| Ops Township | 11 | 9 | -18.2 | 0 | 0 | N/A | 11 | 9 | -18.2 |
| REST OF VICTORIA/HALIBURTON | 18 | 30 | 66.7 | 0 | 0 | N/A | 18 | 30 | 66.7 |
| Fenelon Township | 9 | 7 | -22.2 | 0 | 0 | N/A | 9 | 7 | -22.2 |
| Laxton Township | 1 | 2 | 100.0 | 0 | 0 | N/A | 1 | 2 | 100.0 |
| Mariposa Township | 8 | 21 | 162.5 | 0 | 0 | N/A | 8 | 21 | 162.5 |
| Sturgeon Point Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| PETERBOROUGH COUNTY: | 145 | 206 | 42.1 | 146 | 48 | -67.1 | 291 | 254 | -12.7 |
| PETERBOROUGH CA: | 134 | 193 | 44.0 | 146 | 48 | -67.1 | 280 | 241 | -13.9 |
| Peterborough City | 80 | 143 | 78.7 | 146 | 48 | -67.1 | 226 | 191 | -15.5 |
| Dummer Township | 9 | 6 | -33.3 | 0 | 0 | N/A | 9 | 6 | -33.3 |
| Douro Township | 6 | 8 | 33.3 | 0 | 0 | N/A | 6 | 8 | 33.3 |
| Ennismore Township | 10 | 6 | -40.0 | 0 | 0 | N/A | 10 | 6 | -40.0 |
| Indian Reserves 35&36 | 8 | 5 | -37.5 | 0 | 0 | N/A | 8 | 5 | -37.5 |
| Lakefield | 0 | 3 | N/A | 0 | 0 | N/A | 0 | 3 | N/A |
| North Monaghan Township | 2 | 2 | 0.0 | 0 | 0 | N/A | 2 | 2 | 0.0 |
| Otonabee Township | 7 | 8 | 14.3 | 0 | 0 | N/A | 7 | 8 | 14.3 |
| Smith Township | 12 | 12 | 0.0 | 0 | 0 | N/A | 12 | 12 | 0.0 |
| REST OF PETERBOROUGH COUNTY | 11 | 13 | 18.2 | 0 | 0 | N/A | 11 | 13 | 18.2 |
| Cavan Township | 11 | 13 | 18.2 | 0 | 0 | N/A | 11 | 13 | 18.2 |
| NORTHUMBERLAND COUNTY: | 112 | 181 | 61.6 | 34 | 9 | -73.5 | 146 | 190 | 30.1 |
| COBOURG | 43 | 65 | 51.2 | 34 | 9 | -73.5 | 77 | 74 | -3.9 |
| REST OF NORTHUMBERLAND: | 69 | 116 | 68.1 | 0 | 0 | N/A | 69 | 116 | 68.1 |
| Port Hope | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Murray Township | 30 | 51 | 70.0 | 0 | 0 | N/A | 30 | 51 | 70.0 |
| Brighton Town | 16 | 28 | 75.0 | 0 | 0 | N/A | 16 | 28 | 75.0 |
| Hope Township | 6 | 6 | 0.0 | 0 | 0 | N/A | 6 | 6 | 0.0 |
| Percy Township | 2 | 8 | 300.0 | 0 | 0 | N/A | 2 | 8 | 300.0 |
| Hamilton Township | 14 | 23 | 64.3 | 0 | 0 | N/A | 14 | 23 | 64.3 |
| HASTINGS/PRINCE EDWARD: | 98 | 141 | 43.9 | 52 | 14 | -73.1 | 150 | 155 | 3.3 |
| BELLEVILLE CA: | 112 | 175 | 56.3 | 52 | 14 | -73.1 | 164 | 189 | 15.2 |
| Belleville City | 10 | 51 | 410.0 | 42 | 4 | -90.5 | 52 | 55 | 5.8 |
| Ameliasburgh Township | 22 | 17 | -22.7 | 0 | 0 | N/A | 22 | 17 | -22.7 |
| Frankford Village | 1 | 2 | 100.0 | 6 | 6 | 0.0 | 7 | 8 | 14.3 |
| Murray Township | 30 | 51 | 70.0 | 0 | 0 | N/A | 30 | 51 | 70.0 |
| Sidney Township | 18 | 32 | 77.8 | 0 | 0 | N/A | 18 | 32 | 77.8 |
| Stirling Village | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Thurlow Township | 21 | 16 | -23.8 | 0 | 0 | N/A | 21 | 16 | -23.8 |
| Trenton City | 9 | 6 | -33.3 | 4 | 4 | 0.0 | 13 | 10 | -23.1 |
| REST OF HASTINGS: | 16 | 17 | 6.3 | 0 | 0 | N/A | 16 | 17 | 6.3 |
| Carlow, Limerick & Rawdon | 9 | 7 | -22.2 | 0 | 0 | N/A | 9 | 7 | -22.2 |
| Faraday Township | 0 | 3 | N/A | 0 | 0 | N/A | 0 | 3 | N/A |
| Hungerford Township | 7 | 7 | 0.0 | 0 | 0 | N/A | 7 | 7 | 0.0 |

SEPTEMBER 1996

## CMHC TORONTO BRANCH

| | | OWNERSHIP | | | | | RENTAL | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | FREEHOLD | | | CONDOMINIUM | | PRIVATE | | ASSISTED | | TOTAL | TOTAL | GRAND |
| CMHC TORONTO BRANCH | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | ROW | APT | TOTAL |
| Pending Starts | | 2237 | 318 | 418 | 315 | 823 | 0 | 60 | 0 | 0 | 733 | 883 | 4171 |
| STARTS | - Current Month | 1474 | 124 | 231 | 373 | 636 | 0 | 50 | 0 | 0 | 604 | 686 | 2888 |
| | - Year-To-Date 1996 | 9583 | 1212 | 1566 | 1408 | 1372 | 3 | 58 | 19 | 763 | 2996 | 2193 | 15984 |
| | - Year-To-Date 1995 | 6794 | 782 | 1664 | 741 | 2125 | 6 | 155 | 5 | 1647 | 2416 | 3927 | 13919 |
| Under Construction | - 1996 | 6805 | 988 | 1558 | 1506 | 3366 | 0 | 85 | 15 | 1392 | 3079 | 4843 | 15715 |
| | - 1995 | 5006 | 684 | 1150 | 724 | 2729 | 6 | 204 | 0 | 2190 | 1880 | 5123 | 12693 |
| COMPLETIONS | - Current Month | 1639 | 134 | 123 | 62 | 105 | 0 | 0 | 4 | 48 | 189 | 153 | 2115 |
| | - Year-To-Date 1996 | 7879 | 862 | 1642 | 649 | 1752 | 6 | 215 | 90 | 1684 | 2387 | 3651 | 14779 |
| | - Year-To-Date 1995 | 8279 | 720 | 1386 | 695 | 1292 | 4 | 294 | 104 | 2213 | 2189 | 3799 | 14987 |
| Completed & Not Absorbed | - 1996 | 619 | 127 | 43 | 45 | 535 | 0 | 37 | 0 | 56 | 88 | 628 | 1462 |
| | - 1995 | 743 | 113 | 55 | 83 | 759 | 0 | 20 | 2 | 154 | 140 | 933 | 1929 |
| Total Supply | - 1996 | 9661 | 1433 | 2019 | 1866 | 4724 | 0 | 182 | 15 | 1448 | 3900 | 6354 | 21348 |
| | - 1995 | 8156 | 1078 | 1483 | 950 | 5277 | 6 | 297 | 92 | 2742 | 2531 | 8316 | 20081 |
| Absorptions | - Current Month | 1574 | 131 | 128 | 63 | 150 | 0 | 2 | 4 | 63 | 195 | 215 | 2115 |
| | - 3 Month Average | 985 | 106 | 190 | 81 | 153 | 0 | 12 | 29 | 235 | 300 | 400 | 1791 |
| | - 12 Month Average | 821 | 94 | 187 | 73 | 194 | 1 | 22 | 9 | 170 | 270 | 386 | 1571 |

## GREATER TORONTO AREA

| | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 2043 | 324 | 569 | 315 | 823 | 0 | 62 | 0 | 0 | 884 | 885 | 4136 |
| STARTS | - Current Month | 1132 | 122 | 193 | 399 | 636 | 0 | 50 | 0 | 0 | 592 | 686 | 2532 |
| | - Year-To-Date 1996 | 8157 | 1192 | 1597 | 1547 | 1327 | 3 | 106 | 19 | 763 | 3166 | 2196 | 14711 |
| | - Year-To-Date 1995 | 5808 | 680 | 1559 | 760 | 2163 | 6 | 2 | 5 | 1575 | 2330 | 3740 | 12558 |
| Under Construction | - 1996 | 5863 | 1012 | 1649 | 1637 | 3319 | 0 | 133 | 15 | 1392 | 3301 | 4844 | 15020 |
| | - 1995 | 4250 | 594 | 1128 | 778 | 2741 | 6 | 53 | 0 | 2118 | 1912 | 4912 | 11668 |
| COMPLETIONS | - Current Month | 1394 | 134 | 119 | 76 | 105 | 0 | 0 | 4 | 48 | 199 | 153 | 1880 |
| | - Year-To-Date 1996 | 6575 | 748 | 1588 | 710 | 1699 | 6 | 97 | 90 | 1572 | 2394 | 3368 | 13085 |
| | - Year-To-Date 1995 | 7307 | 700 | 1377 | 855 | 1245 | 4 | 231 | 91 | 2177 | 2327 | 3653 | 13987 |
| Completed & Not Absorbed | - 1996 | 484 | 109 | 41 | 19 | 535 | 0 | 1 | 0 | 53 | 60 | 589 | 1242 |
| | - 1995 | 561 | 108 | 48 | 86 | 772 | 0 | 15 | 4 | 154 | 138 | 941 | 1748 |
| Total Supply | - 1996 | 8390 | 1445 | 2259 | 1971 | 4677 | 0 | 196 | 15 | 1445 | 4245 | 6318 | 20398 |
| | - 1995 | 7034 | 995 | 1550 | 1007 | 5302 | 6 | 87 | 94 | 2670 | 2657 | 8059 | 18745 |
| Absorptions | - Current Month | 1359 | 126 | 123 | 80 | 148 | 0 | 2 | 4 | 58 | 207 | 208 | 1900 |
| | - 3 Month Average | 810 | 85 | 186 | 102 | 145 | 0 | 6 | 29 | 230 | 317 | 381 | 1593 |
| | - 12 Month Average | 682 | 80 | 180 | 83 | 196 | 1 | 10 | 9 | 161 | 273 | 367 | 1402 |

## TORONTO CMA

| | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 1899 | 336 | 407 | 311 | 823 | 0 | 14 | 0 | 0 | 718 | 837 | 3790 |
| STARTS | - Current Month | 1034 | 118 | 195 | 310 | 636 | 0 | 50 | 0 | 0 | 505 | 686 | 2343 |
| | - Year-To-Date 1996 | 7303 | 1138 | 1397 | 1295 | 1327 | 3 | 106 | 19 | 763 | 2714 | 2196 | 13351 |
| | - Year-To-Date 1995 | 5064 | 666 | 1394 | 700 | 2091 | 6 | 2 | 5 | 1536 | 2105 | 3629 | 11464 |
| Under Construction | - 1996 | 5322 | 964 | 1492 | 1384 | 3319 | 0 | 133 | 15 | 1392 | 2891 | 4844 | 14021 |
| | - 1995 | 3825 | 588 | 1028 | 677 | 2669 | 6 | 53 | 0 | 2079 | 1711 | 4801 | 10925 |
| COMPLETIONS | - Current Month | 1266 | 122 | 113 | 47 | 105 | 0 | 0 | 4 | 0 | 164 | 105 | 1657 |
| | - Year-To-Date 1996 | 5826 | 736 | 1420 | 579 | 1699 | 6 | 97 | 90 | 1497 | 2095 | 3293 | 11950 |
| | - Year-To-Date 1995 | 6490 | 654 | 1261 | 631 | 1245 | 4 | 227 | 83 | 2083 | 1979 | 3555 | 12678 |
| Completed & Not Absorbed | - 1996 | 433 | 106 | 36 | 17 | 514 | 0 | 0 | 0 | 53 | 53 | 567 | 1159 |
| | - 1995 | 532 | 103 | 28 | 62 | 729 | 0 | 10 | 2 | 154 | 92 | 893 | 1620 |
| Total Supply | - 1996 | 7654 | 1406 | 1935 | 1712 | 4656 | 0 | 147 | 15 | 1445 | 3662 | 6248 | 18970 |
| | - 1995 | 6278 | 929 | 1258 | 882 | 5187 | 6 | 82 | 92 | 2521 | 2238 | 7790 | 17235 |
| Absorptions | - Current Month | 1237 | 114 | 117 | 46 | 148 | 0 | 2 | 4 | 10 | 167 | 160 | 1678 |
| | - 3 Month Average | 700 | 86 | 168 | 79 | 145 | 0 | 6 | 29 | 230 | 276 | 381 | 1443 |
| | - 12 Month Average | 604 | 80 | 161 | 69 | 188 | 1 | 9 | 9 | 158 | 240 | 355 | 1279 |

SEPTEMBER 1996

| METROPOLITAN TORONTO | | OWNERSHIP | | | | | | | RENTAL | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | FREEHOLD | | | CONDOMINIUM | | PRIVATE | | ASSISTED | | TOTAL | TOTAL | GRAND |
| | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | ROW | APT | TOTAL |
| Pending Starts | | 279 | 110 | 157 | 120 | 823 | 0 | 9 | 0 | 0 | 277 | 832 | 1498 |
| STARTS | - Current Month | 72 | 14 | 33 | 46 | 619 | 0 | 50 | 0 | 0 | 79 | 669 | 834 |
| | - Year-To-Date 1996 | 647 | 106 | 195 | 62 | 1203 | 0 | 58 | 9 | 682 | 266 | 1943 | 2962 |
| | - Year-To-Date 1995 | 525 | 66 | 49 | 6 | 1800 | 6 | 2 | 5 | 1279 | 66 | 3081 | 3738 |
| Under Construction | - 1996 | 593 | 76 | 196 | 62 | 3297 | 0 | 77 | 5 | 1069 | 263 | 4443 | 5375 |
| | - 1995 | 493 | 68 | 49 | 6 | 2530 | 6 | 45 | 0 | 1759 | 61 | 4334 | 4956 |
| COMPLETIONS | - Current Month | 112 | 26 | 43 | 7 | 0 | 0 | 0 | 4 | 0 | 54 | 0 | 192 |
| | - Year-To-Date 1996 | 546 | 92 | 101 | 7 | 1455 | 6 | 90 | 90 | 1240 | 204 | 2785 | 3627 |
| | - Year-To-Date 1995 | 540 | 52 | 47 | 11 | 396 | 4 | 155 | 5 | 1204 | 67 | 1755 | 2414 |
| Completed & Not Absorbed | - 1996 | 89 | 36 | 15 | 6 | 290 | 0 | 0 | 0 | 53 | 21 | 343 | 489 |
| | - 1995 | 117 | 17 | 2 | 19 | 459 | 0 | 1 | 0 | 132 | 21 | 592 | 747 |
| Total Supply | - 1996 | 961 | 222 | 368 | 188 | 4410 | 0 | 86 | 5 | 1122 | 561 | 5618 | 7362 |
| | - 1995 | 796 | 108 | 71 | 25 | 4778 | 6 | 60 | 90 | 1989 | 192 | 6827 | 7923 |
| Absorptions | - Current Month | 109 | 20 | 35 | 7 | 62 | 0 | 2 | 4 | 10 | 46 | 74 | 249 |
| | - 3 Month Average | 54 | 9 | 12 | 0 | 135 | 0 | 4 | 29 | 200 | 41 | 339 | 443 |
| | - 12 Month Average | 59 | 8 | 7 | 2 | 156 | 1 | 8 | 7 | 117 | 17 | 281 | 365 |

YORK REGION

| | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 693 | 33 | 28 | 56 | 0 | 0 | 5 | 0 | 0 | 84 | 5 | 815 |
| STARTS | - Current Month | 492 | 30 | 59 | 48 | 0 | 0 | 0 | 0 | 0 | 107 | 0 | 629 |
| | - Year-To-Date 1996 | 2729 | 214 | 366 | 289 | 102 | 3 | 0 | 0 | 81 | 658 | 183 | 3784 |
| | - Year-To-Date 1995 | 1996 | 102 | 373 | 458 | 291 | 0 | 0 | 0 | 0 | 831 | 291 | 3220 |
| Under Construction | - 1996 | 2110 | 210 | 383 | 379 | 0 | 0 | 8 | 0 | 81 | 762 | 89 | 3171 |
| | - 1995 | 1637 | 94 | 289 | 444 | 139 | 0 | 8 | 0 | 0 | 733 | 147 | 2611 |
| COMPLETIONS | - Current Month | 531 | 22 | 8 | 11 | 105 | 0 | 0 | 0 | 0 | 19 | 105 | 677 |
| | - Year-To-Date 1996 | 2181 | 90 | 179 | 328 | 244 | 0 | 6 | 0 | 0 | 507 | 250 | 3028 |
| | - Year-To-Date 1995 | 2582 | 126 | 336 | 71 | 694 | 0 | 72 | 23 | 267 | 430 | 1033 | 4171 |
| Completed & Not Absorbed | - 1996 | 102 | 41 | 0 | 4 | 220 | 0 | 0 | 0 | 0 | 4 | 220 | 367 |
| | - 1995 | 103 | 12 | 7 | 8 | 254 | 0 | 9 | 0 | 4 | 15 | 267 | 397 |
| Total Supply | - 1996 | 2905 | 284 | 411 | 439 | 220 | 0 | 13 | 0 | 81 | 850 | 314 | 4353 |
| | - 1995 | 2270 | 156 | 320 | 512 | 393 | 0 | 22 | 0 | 112 | 832 | 527 | 3785 |
| Absorptions | - Current Month | 535 | 15 | 17 | 11 | 86 | 0 | 0 | 0 | 0 | 28 | 86 | 664 |
| | - 3 Month Average | 235 | 6 | 13 | 39 | 9 | 0 | 2 | 0 | 0 | 52 | 11 | 304 |
| | - 12 Month Average | 228 | 11 | 40 | 32 | 31 | 0 | 1 | 2 | 10 | 74 | 42 | 355 |

PEEL REGION

| | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 513 | 133 | 55 | 135 | 0 | 0 | 0 | 0 | 0 | 190 | 0 | 836 |
| STARTS | - Current Month | 278 | 52 | 40 | 165 | 0 | 0 | 0 | 0 | 0 | 205 | 0 | 535 |
| | - Year-To-Date 1996 | 2366 | 678 | 562 | 744 | 0 | 0 | 0 | 10 | 0 | 1316 | 0 | 4360 |
| | - Year-To-Date 1995 | 1697 | 374 | 855 | 223 | 0 | 0 | 0 | 0 | 257 | 1078 | 257 | 3406 |
| Under Construction | - 1996 | 1654 | 596 | 655 | 763 | 0 | 0 | 0 | 10 | 242 | 1428 | 242 | 3920 |
| | - 1995 | 1105 | 330 | 524 | 193 | 0 | 0 | 0 | 0 | 257 | 717 | 257 | 2409 |
| COMPLETIONS | - Current Month | 347 | 54 | 40 | 13 | 0 | 0 | 0 | 0 | 0 | 53 | 0 | 454 |
| | - Year-To-Date 1996 | 1853 | 422 | 717 | 204 | 0 | 0 | 1 | 0 | 257 | 921 | 258 | 3454 |
| | - Year-To-Date 1995 | 2144 | 416 | 526 | 418 | 0 | 0 | 0 | 0 | 471 | 944 | 471 | 3975 |
| Completed & Not Absorbed | - 1996 | 39 | 11 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 18 | 0 | 68 |
| | - 1995 | 83 | 28 | 2 | 31 | 0 | 0 | 0 | 0 | 17 | 33 | 17 | 161 |
| Total Supply | - 1996 | 2206 | 740 | 728 | 898 | 0 | 0 | 0 | 10 | 242 | 1636 | 242 | 4824 |
| | - 1995 | 2090 | 517 | 664 | 265 | 0 | 0 | 0 | 0 | 356 | 929 | 356 | 3892 |
| Absorptions | - Current Month | 343 | 57 | 43 | 19 | 0 | 0 | 0 | 0 | 0 | 62 | 0 | 462 |
| | - 3 Month Average | 249 | 59 | 91 | 31 | 0 | 0 | 0 | 0 | 30 | 122 | 30 | 460 |
| | - 12 Month Average | 193 | 48 | 79 | 30 | 0 | 0 | 0 | 0 | 26 | 109 | 26 | 376 |

SEPTEMBER 1996

## HALTON REGION

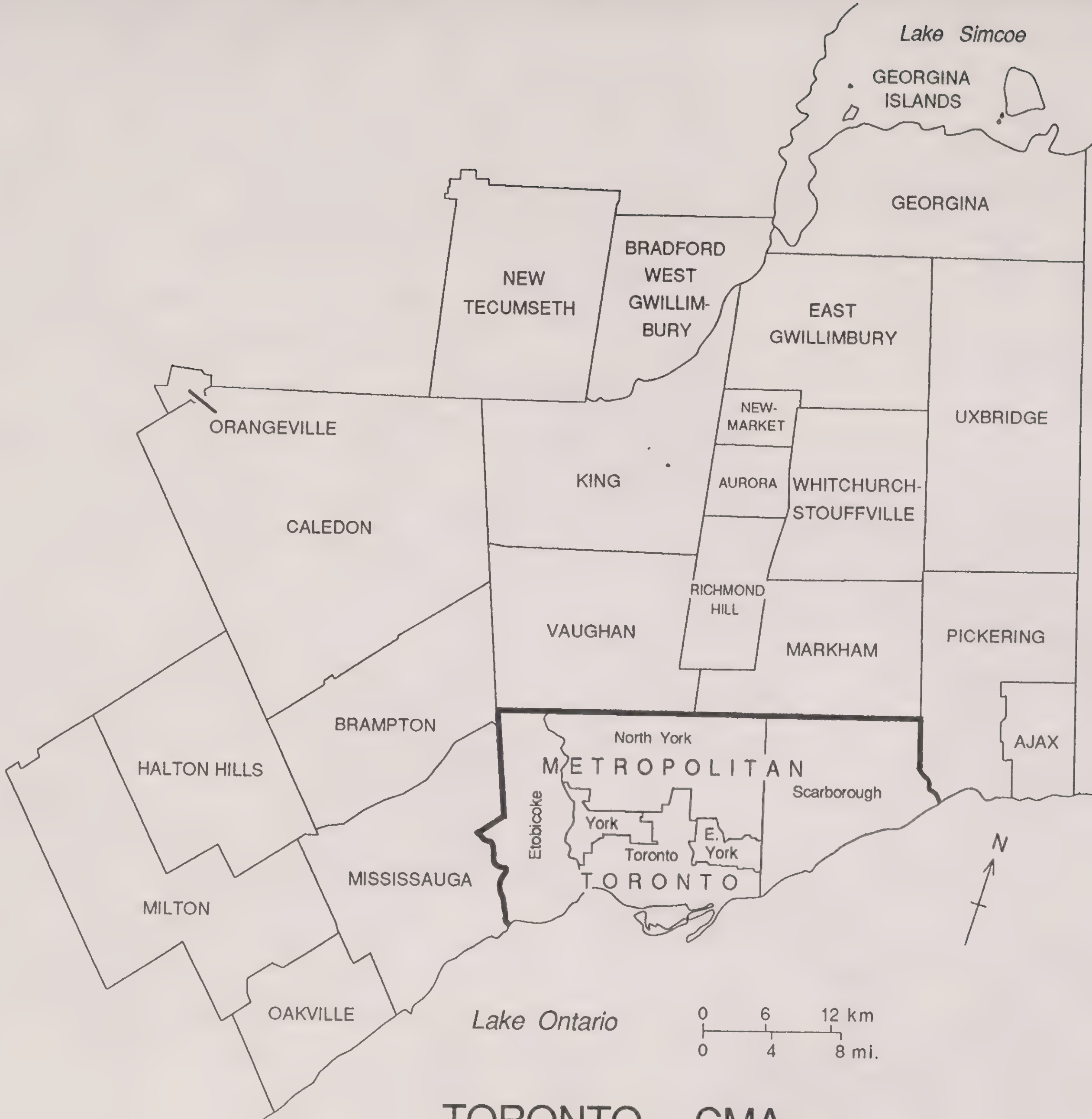
| | | OWNERSHIP | | | | | RENTAL | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | FREEHOLD | | | CONDOMINIUM | | PRIVATE | | ASSISTED | | TOTAL | TOTAL | GRAND |
| HALTON REGION | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | ROW | APT | TOTAL |
| Pending Starts | | 199 | 40 | 310 | 0 | 0 | 0 | 48 | 0 | 0 | 310 | 48 | 597 |
| STARTS | - Current Month | 101 | 12 | 54 | 104 | 17 | 0 | 0 | 0 | 0 | 158 | 17 | 288 |
| | - Year-To-Date 1996 | 866 | 72 | 218 | 291 | 22 | 0 | 48 | 0 | 0 | 509 | 70 | 1517 |
| | - Year-To-Date 1995 | 481 | 16 | 116 | 73 | 72 | 0 | 0 | 0 | 0 | 189 | 72 | 758 |
| Under Construction | - 1996 | 581 | 72 | 280 | 290 | 22 | 0 | 48 | 0 | 0 | 570 | 70 | 1293 |
| | - 1995 | 361 | 14 | 163 | 135 | 72 | 0 | 0 | 0 | 0 | 298 | 72 | 745 |
| COMPLETIONS | - Current Month | 145 | 2 | 6 | 35 | 0 | 0 | 0 | 0 | 0 | 41 | 0 | 188 |
| | - Year-To-Date 1996 | 681 | 12 | 138 | 151 | 0 | 0 | 0 | 0 | 0 | 289 | 0 | 982 |
| | - Year-To-Date 1995 | 675 | 40 | 248 | 222 | 0 | 0 | 0 | 55 | 59 | 525 | 59 | 1299 |
| Completed & Not Absorbed | - 1996 | 49 | 5 | 5 | 7 | 10 | 0 | 0 | 0 | 0 | 12 | 10 | 76 |
| | - 1995 | 43 | 7 | 11 | 17 | 32 | 0 | 0 | 4 | 1 | 32 | 33 | 115 |
| Total Supply | - 1996 | 829 | 117 | 595 | 297 | 32 | 0 | 96 | 0 | 0 | 892 | 128 | 1966 |
| | - 1995 | 570 | 43 | 303 | 152 | 104 | 0 | 0 | 4 | 1 | 459 | 105 | 1177 |
| Absorptions | - Current Month | 133 | 2 | 6 | 35 | 0 | 0 | 0 | 0 | 0 | 41 | 0 | 176 |
| | - 3 Month Average | 91 | 2 | 10 | 27 | 1 | 0 | 0 | 0 | 0 | 37 | 1 | 131 |
| | - 12 Month Average | 70 | 2 | 12 | 17 | 8 | 0 | 0 | 0 | 0 | 29 | 8 | 109 |

## DURHAM REGION

| DURHAM REGION | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | ROW | APT | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 359 | 8 | 19 | 4 | 0 | 0 | 0 | 0 | 0 | 23 | 0 | 390 |
| STARTS | - Current Month | 189 | 14 | 7 | 36 | 0 | 0 | 0 | 0 | 0 | 43 | 0 | 246 |
| | - Year-To-Date 1996 | 1549 | 122 | 256 | 161 | 0 | 0 | 0 | 0 | 0 | 417 | 0 | 2088 |
| | - Year-To-Date 1995 | 1109 | 122 | 166 | 0 | 0 | 0 | 0 | 0 | 39 | 166 | 39 | 1436 |
| Under Construction | - 1996 | 925 | 58 | 135 | 143 | 0 | 0 | 0 | 0 | 0 | 278 | 0 | 1261 |
| | - 1995 | 654 | 88 | 103 | 0 | 0 | 0 | 0 | 0 | 102 | 103 | 102 | 947 |
| COMPLETIONS | - Current Month | 259 | 30 | 22 | 10 | 0 | 0 | 0 | 0 | 48 | 32 | 48 | 369 |
| | - Year-To-Date 1996 | 1314 | 132 | 453 | 20 | 0 | 0 | 0 | 0 | 75 | 473 | 75 | 1994 |
| | - Year-To-Date 1995 | 1366 | 66 | 220 | 133 | 155 | 0 | 4 | 8 | 176 | 361 | 335 | 2128 |
| Completed & Not Absorbed | - 1996 | 205 | 16 | 3 | 2 | 15 | 0 | 1 | 0 | 0 | 5 | 16 | 242 |
| | - 1995 | 215 | 44 | 26 | 11 | 27 | 0 | 5 | 0 | 0 | 37 | 32 | 328 |
| Total Supply | - 1996 | 1489 | 82 | 157 | 149 | 15 | 0 | 1 | 0 | 0 | 306 | 16 | 1893 |
| | - 1995 | 1308 | 171 | 192 | 53 | 27 | 0 | 5 | 0 | 212 | 245 | 244 | 1968 |
| Absorptions | - Current Month | 239 | 32 | 22 | 8 | 0 | 0 | 0 | 0 | 48 | 30 | 48 | 349 |
| | - 3 Month Average | 182 | 8 | 60 | 3 | 0 | 0 | 0 | 0 | 0 | 63 | 0 | 253 |
| | - 12 Month Average | 132 | 13 | 42 | 2 | 2 | 0 | 0 | 0 | 9 | 44 | 11 | 200 |

## OSHAWA CMA

| OSHAWA CMA | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | ROW | APT | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 169 | 2 | 12 | 4 | 0 | 0 | 0 | 0 | 0 | 16 | 0 | 187 |
| STARTS | - Current Month | 92 | 4 | 7 | 36 | 0 | 0 | 0 | 0 | 0 | 43 | 0 | 139 |
| | - Year-To-Date 1996 | 795 | 46 | 86 | 90 | 0 | 0 | 0 | 0 | 0 | 176 | 0 | 1017 |
| | - Year-To-Date 1995 | 790 | 18 | 166 | 0 | 0 | 0 | 0 | 0 | 39 | 166 | 39 | 1013 |
| Under Construction | - 1996 | 427 | 24 | 49 | 92 | 0 | 0 | 0 | 0 | 0 | 141 | 0 | 592 |
| | - 1995 | 401 | 10 | 103 | 0 | 0 | 0 | 0 | 0 | 39 | 103 | 39 | 553 |
| COMPLETIONS | - Current Month | 138 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 150 |
| | - Year-To-Date 1996 | 782 | 26 | 161 | 0 | 0 | 0 | 0 | 0 | 27 | 161 | 27 | 996 |
| | - Year-To-Date 1995 | 826 | 30 | 106 | 36 | 0 | 0 | 4 | 8 | 94 | 150 | 98 | 1104 |
| Completed & Not Absorbed | - 1996 | 84 | 4 | 2 | 0 | 15 | 0 | 1 | 0 | 0 | 2 | 16 | 106 |
| | - 1995 | 68 | 2 | 19 | 8 | 18 | 0 | 5 | 0 | 0 | 27 | 23 | 120 |
| Total Supply | - 1996 | 680 | 30 | 63 | 96 | 15 | 0 | 1 | 0 | 0 | 159 | 16 | 885 |
| | - 1995 | 738 | 51 | 185 | 8 | 18 | 0 | 5 | 0 | 101 | 193 | 124 | 1106 |
| Absorptions | - Current Month | 117 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 129 |
| | - 3 Month Average | 111 | 2 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 0 | 130 |
| | - 12 Month Average | 81 | 1 | 19 | 1 | 0 | 0 | 0 | 0 | 3 | 20 | 3 | 105 |


Lake Simcoe
GEORGINA
ISLANDS
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GWILLIM-
BURY
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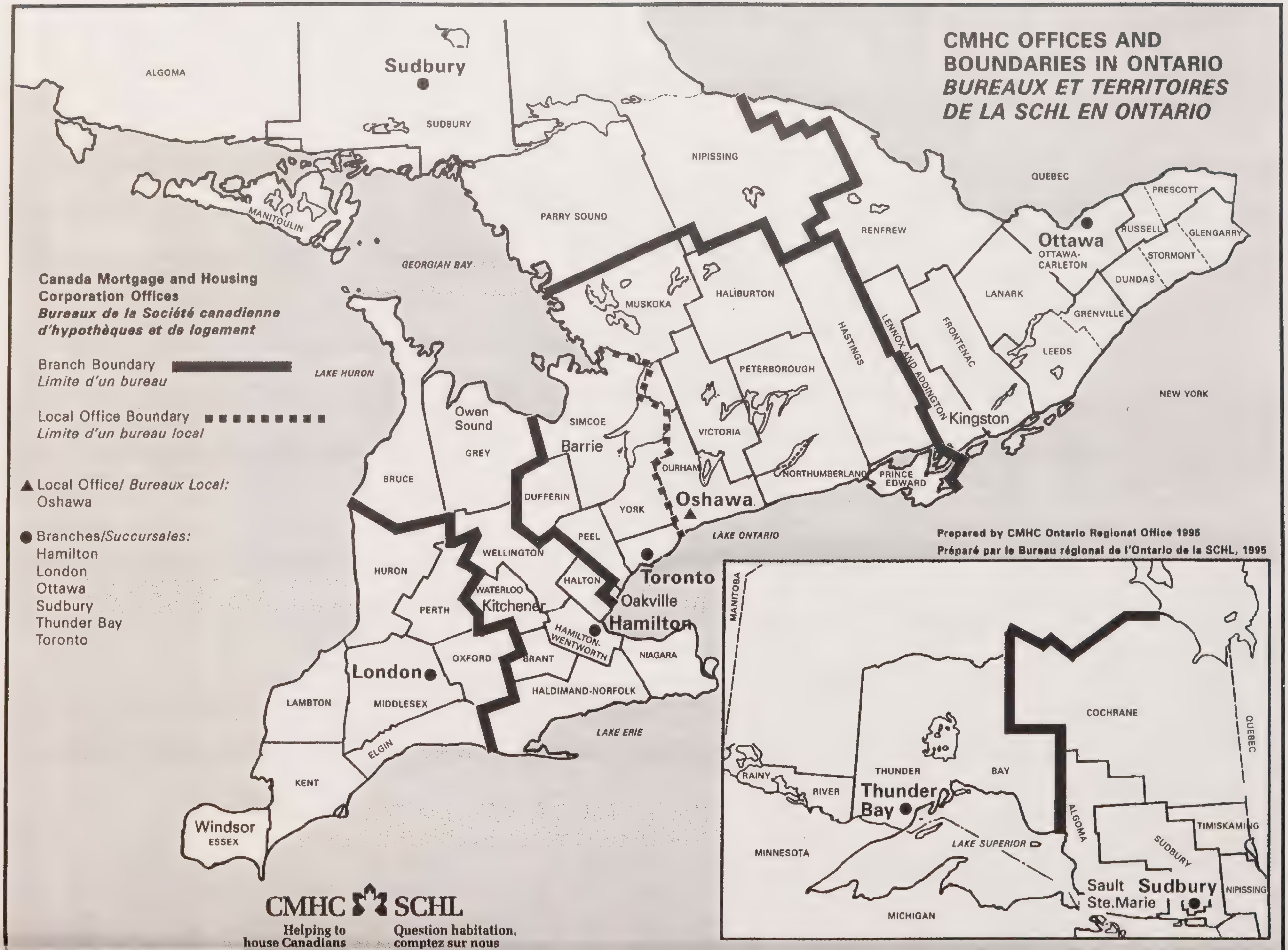
GWILLIMBURY
UXBRIDGE
NEW-
MARKET
AURORA
WHITCHURCH-
STOUFFVILLE
ORANGEVILLE
KING
CALEDON
RICHMOND
HILL
VAUGHAN
MARKHAM
PICKERING
AJAX
BRAMPTON
HALTON HILLS
North York
METROPOLITAN
Scarborough
Etobicoke
York
E.
York
Toronto
TORONTO
MISSISSAUGA
MILTON
OAKVILLE
N
Lake Ontario
0 6 12 km
0 4 8 mi.

TORONTO CMA


CMHC OFFICES AND
BOUNDARIES IN ONTARIO
BUREAUX ET TERRITOIRES
DE LA SCHL EN ONTARIO
Canada Mortgage and Housing
Corporation Offices
Bureaux de la Société canadienne
d'hypothèques et de logement
Branch Boundary
Limite d'un bureau
Local Office Boundary
Limite d'un bureau local
Local Office/ Bureaux Local:
Oshawa
Branches/Succursales:
Hamilton
London
Ottawa
Sudbury
Thunder Bay
Toronto
ALGOMA
Sudbury
SUDBURY
MANITOULIN
GEORGIAN BAY
LAKE HURON
PARRY SOUND
NIPISSING
MUSKOKA
HALIBURTON
RENFREW
QUEBEC
Ottawa
OTTAWA-CARLETON
PRESCOTT
RUSSELL
GLENGARRY
STORMONT
DUNDAS
GRENVILLE
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NIAGARA
WELLINGTON
WATERLOO
Kitchener
HURON
PERTH
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KENT
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Windsor
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Prepared by CMHC Ontario Regional Office 1995
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MANITOBA
COCHRANE
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ALGOMA
TIMISKAMING
SUDBURY
NIPISSING
MINNESOTA
LAKE SUPERIOR
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Question habitation, comptez sur nous

CMHC SCHL
Helping to house Canadians

October 1996

# LOCAL HOUSING MARKET REPORT

## TORONTO BRANCH

# TORONTO BRANCH
# LOCAL HOUSING MARKET REPORT
# OCTOBER 1996

CANADA MORTGAGE
AND HOUSING CORPORATION

**Toronto Branch**
**John Jarvis, Manager**
**650 Lawrence Avenue West, Toronto, Ontario M6A 1B2**
**(416) 781-2451**

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## HIGHLIGHTS - October 1996

- Mortgage rates drop further.
- Toronto Branch housing starts decline from last month, but remain well ahead of last year's pace.
- Seasonally adjusted new home sales jump to a 1996 high.
- The pace of the resale market is accelerating as seasonally adjusted sales of existing homes post a new record.
- Strong sales and buoyant listings lead to an increasing seasonally adjusted sales to listings ratio, as well as rising average prices.
- The 1996 Housing Conference was a unanimous success. Conference binders, including pertinent information on the housing market, are available for purchase. See CMHC News.
- The new 1996 GTA Land Inventory Survey was released in early November. This report now includes 9 colour maps illustrating the lot supply variation around the GTA. See CMHC News.
- The new 1996 Condominium Survey was released in November. This report features new estimates of prices, rents and condo fees for each of 31 zones around the Toronto area. See CMHC News.

For further information concerning any of the contents of this report or for more information on housing, please contact the Market Analyst, Toronto Branch Market Analysis Department, (416) 789-8708

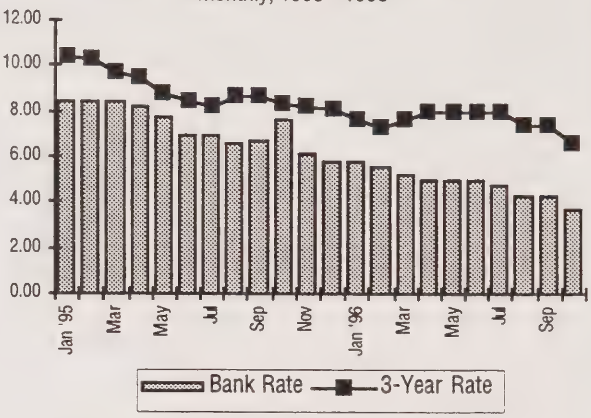
## ECONOMIC INDICATORS

After a brief pause in September, the bank rate resumed its downward trend in October, dropping 50 basis points to 3.75%. Mortgage rates followed this decline with 1-year rates tumbling to 5.58%, 3-year to 6.60% and 5-year rates to 7.38%. Lower rates decrease monthly mortgage payments, leading to excellent affordability and a robust housing market.

The New House Price Index (NHPI) decreased to 135.6 in September from 135.9 in August. This mild drop in home prices contrasted the movement of the Consumer Price Index (CPI) which jumped to 138.3 from 137.9 in September - a 2% inflation rate on a year-over-year basis.

Toronto employment figures posted an increase of 8,000 jobs (seasonally adjusted - based on a 3-month moving average) in October, double the increase reported in September. The unemployment rate for the Toronto CMA dropped slightly to 9.1% from 9.2% in September.

**BANK RATE / 3-YEAR MORTGAGE RATE**
Monthly, 1995 - 1996




### ECONOMIC INDICATORS

| YEAR - MONTH | | INTEREST and EXCHANGE RATES (at month's end) Bank Rate | Mtge. Rate 3 Yr. Inst. | Exch. Rate ($Cdn/$US) | CPI All Items Toronto 1986=100 | NHPI Toronto 1986=100 | TORONTO and OSHAWA CMAs — EMPLOYMENT RATIO (%) Toronto | Oshawa | UNEMPLOYMENT RATE (%) Toronto | Oshawa |
|---|---|---|---|---|---|---|---|---|---|---|
| 1995 | January | 8.38 | 10.36 | 70.68 | 134.0 | 137.8 | 61.2 | 65.4 | 9.0 | 7.1 |
| | February | 8.38 | 10.22 | 71.74 | 134.5 | 138.3 | 61.6 | 65.0 | 8.8 | 7.0 |
| | March | 8.47 | 9.70 | 72.59 | 134.6 | 138.7 | 61.8 | 64.3 | 8.7 | 7.2 |
| | April | 8.17 | 9.42 | 73.37 | 134.7 | 138.3 | 61.7 | 63.6 | 8.7 | 7.5 |
| | May | 7.71 | 8.73 | 73.02 | 135.4 | 138.2 | 61.4 | 63.6 | 8.9 | 7.7 |
| | June | 6.97 | 8.38 | 72.67 | 135.5 | 137.5 | 61.2 | 63.6 | 8.9 | 8.1 |
| | July | 6.87 | 8.18 | 73.52 | 135.6 | 138.0 | 61.3 | 63.3 | 8.9 | 8.9 |
| | August | 6.59 | 8.63 | 74.46 | 135.3 | 137.9 | 61.4 | 62.7 | 8.6 | 9.7 |
| | September | 6.71 | 8.63 | 74.01 | 135.8 | 137.9 | 61.5 | 62.4 | 8.5 | 10.2 |
| | October | 7.65 | 8.25 | 73.22 | 135.6 | 137.4 | 61.6 | 62.4 | 8.2 | 10.0 |
| | November | 6.07 | 8.00 | 73.62 | 135.8 | 136.9 | 61.8 | 61.6 | 7.9 | 9.9 |
| | December | 5.79 | 8.03 | 73.49 | 135.6 | 137.5 | 61.7 | 61.7 | 8.0 | 9.0 |
| **AVERAGE** | | **7.31** | **8.88** | **73.03** | **135.2** | **137.9** | **61.5** | **63.3** | **8.6** | **8.5** |
| 1996 | January | 5.74 | 7.56 | 72.63 | 135.9 | 137.6 | 61.4 | 61.4 | 8.3 | 8.3 |
| | February | 5.50 | 7.25 | 72.88 | 136.3 | 136.3 | 61.4 | 62.1 | 8.7 | 8.0 |
| | March | 5.25 | 7.64 | 73.38 | 136.8 | 136.5 | 61.4 | 61.7 | 9.0 | 9.9 |
| | April | 5.00 | 7.98 | 73.30 | 137.1 | 136.0 | 61.5 | 62.2 | 9.2 | 10.4 |
| | May | 5.00 | 7.98 | 73.09 | 137.3 | 135.7 | 61.2 | 62.2 | 9.4 | 10.8 |
| | June | 5.00 | 7.99 | 73.38 | 137.2 | 135.9 | 61.0 | 62.5 | 9.5 | 9.6 |
| | July | 4.75 | 7.99 | 72.86 | 137.2 | 135.9 | 60.9 | 62.3 | 9.7 | 9.9 |
| | August | 4.25 | 7.44 | 73.13 | 137.5 | 135.9 | 61.1 | 63.0 | 9.4 | 9.8 |
| | September | 4.25 | 7.37 | 73.12 | 137.9 | 135.6 | 61.1 | 63.3 | 9.2 | 9.8 |
| | October | 3.75 | 6.60 | 74.32 | 138.3 | ------ | 61.2 | 62.8 | 9.1 | 9.9 |

SOURCE: Bank of Canada, CMHC, Statistics Canada

Note: Employment Ratios and Unemployment figures are seasonally-adjusted 3 month moving averages; NHPI excludes GST

## HOUSING STARTS SUMMARY

Toronto Branch housing starts decreased in October but stayed well above the levels reported for the same time in 1995.

Housing starts fell to 2,107 units this month, a 27% decrease from the 4 year high of 2,888 homes set in September. However, compared to the October 1995 figure of 1,355 homes, starts improved by 55.5%. Much of the year-over-year increase was due to singles where construction began on 1,339 units this month, a 53.6% jump over last October's singles starts of 872 homes. Multiple unit housing has remained popular with buyers, posting 768 starts, a 59% boost over the same period last year. Starts were led by construction in York and Peel Regions which posted 420 and 552 total starts, respectively.

**HOUSING STARTS - CMHC TORONTO BRANCH**

| MONTH | — SINGLES — | | — MULTIPLES — | | — TOTAL — | | |
|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | 1995 | 1996 | 1995 | 1996 | Percent Change |
| January | 618 | 633 | 548 | 553 | 1,166 | 1,186 | +01.7% |
| February | 532 | 407 | 732 | 473 | 1,264 | 880 | -30.4% |
| March | 483 | 627 | 947 | 375 | 1,430 | 1,002 | -29.9% |
| April | 822 | 955 | 919 | 386 | 1,741 | 1,341 | -23.0% |
| May | 913 | 1,342 | 618 | 1,098 | 1,531 | 2,440 | +59.4% |
| June | 1,186 | 1,537 | 844 | 714 | 2,030 | 2,251 | +10.9% |
| July | 584 | 1,418 | 635 | 733 | 1,219 | 2,151 | +76.5% |
| August | 719 | 1,190 | 875 | 655 | 1,594 | 1,845 | +15.7% |
| September | 937 | 1,474 | 1,007 | 1,414 | 1,944 | 2,888 | +48.6% |
| October | 872 | 1,339 | 483 | 768 | 1,355 | 2,107 | +55.5% |
| November | 838 | | 1,428 | | 2,266 | | |
| December | 860 | | 1,344 | | 2,204 | | |
| **Total** | **9,364** | **10,922** | **10,380** | **7,169** | **19,744** | **18,091** | |

Source: CMHC

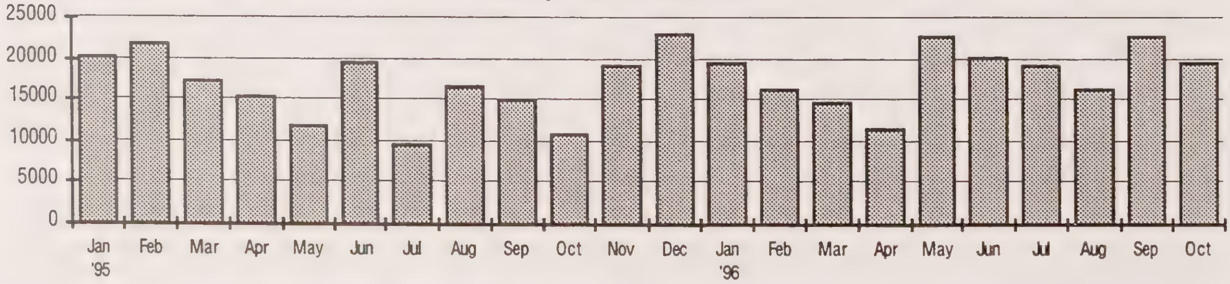
In October, Toronto CMA starts fell off from September's surge in housing construction. Building began on 1,787 units in the CMA, a 23.7% decrease from last month's figure of 2,343 starts. Toronto CMA posted starts of 19,500 SAAR, a 14.5% decline from September's figure of 22,800 SAAR. This dip is due to lower multiple construction, which dropped off to 8,600 SAAR this month, a 28.9% drop from 12,100 SAAR last month. Starts of single detached homes increased to 10,900 SAAR from 10,700 SAAR homes in September. Mississauga and Scarborough recorded the highest total starts figures this month with 309 and 219 units, respectively.

## STARTS IN THE TORONTO CMA
### 1995-1996

| | OWNERSHIP | | | | | RENTAL | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | Private | | Assisted | | Total | Total | GRAND | |
| | Single | Semi | Row | Row | Apt. | Row | Apt. | Row | Apt. | Row | Apt. | TOTAL | SAAR |
| **1995** | | | | | | | | | | | | | |
| Jan | 446 | 34 | 57 | 128 | 236 | 0 | 0 | 5 | 48 | 190 | 284 | 954 | 20100 |
| Feb | 456 | 2 | 221 | 25 | 300 | 0 | 0 | 0 | 175 | 246 | 475 | 1179 | 21700 |
| Mar | 375 | 34 | 154 | 22 | 563 | 0 | 0 | 0 | 154 | 176 | 717 | 1302 | 17400 |
| Apr | 669 | 130 | 352 | 42 | 139 | 0 | 0 | 0 | 221 | 394 | 360 | 1553 | 15500 |
| May | 687 | 98 | 95 | 72 | 50 | 0 | 0 | 0 | 100 | 167 | 150 | 1102 | 11700 |
| June | 875 | 80 | 169 | 14 | 224 | 0 | 0 | 0 | 261 | 183 | 485 | 1623 | 19400 |
| July | 391 | 40 | 21 | 229 | 0 | 0 | 2 | 0 | 229 | 250 | 231 | 912 | 9700 |
| Aug | 544 | 86 | 194 | 40 | 184 | 0 | 0 | 0 | 348 | 234 | 532 | 1396 | 16800 |
| Sep | 621 | 162 | 131 | 128 | 395 | 6 | 0 | 0 | 0 | 265 | 395 | 1443 | 15200 |
| Oct | 601 | 50 | 105 | 48 | 101 | 0 | 6 | 0 | 111 | 153 | 218 | 1022 | 10900 |
| Nov | 590 | 116 | 486 | 71 | 457 | 0 | 2 | 86 | 160 | 643 | 619 | 1968 | 19100 |
| Dec | 624 | 64 | 344 | 78 | 757 | 0 | 4 | 0 | 0 | 422 | 761 | 1871 | 23200 |
| **TOTAL** | **6879** | **896** | **2329** | **897** | **3406** | **6** | **14** | **91** | **1807** | **3323** | **5227** | **16325** | |
| **1996** | | | | | | | | | | | | | |
| Jan | 522 | 12 | 130 | 34 | 340 | 0 | 0 | 0 | 0 | 164 | 340 | 1038 | 19700 |
| Feb | 349 | 26 | 81 | 77 | 142 | 0 | 0 | 0 | 141 | 158 | 283 | 816 | 16300 |
| Mar | 535 | 40 | 18 | 41 | 0 | 3 | 0 | 15 | 271 | 77 | 271 | 923 | 14600 |
| Apr | 713 | 98 | 103 | 64 | 0 | 0 | 0 | 4 | 81 | 171 | 81 | 1063 | 11400 |
| May | 1,031 | 328 | 298 | 111 | 204 | 0 | 0 | 0 | 128 | 409 | 332 | 2100 | 22800 |
| June | 1,125 | 246 | 195 | 77 | 5 | 0 | 54 | 0 | 142 | 272 | 201 | 1844 | 20100 |
| July | 1,147 | 116 | 301 | 252 | 0 | 0 | 2 | 0 | 0 | 553 | 2 | 1818 | 19200 |
| Aug | 847 | 154 | 76 | 329 | 0 | 0 | 0 | 0 | 0 | 405 | 0 | 1406 | 16500 |
| Sep | 1,034 | 118 | 195 | 310 | 636 | 0 | 50 | 0 | 0 | 505 | 686 | 2343 | 22800 |
| Oct | 1,053 | 136 | 250 | 227 | 116 | 0 | 5 | 0 | 0 | 477 | 121 | 1787 | 19500 |
| **TOTAL** | **8356** | **1274** | **1647** | **1522** | **1443** | **3** | **111** | **19** | **763** | **3191** | **2317** | **15,138** | |

Source: CMHC

## HOUSING STARTS, TORONTO CMA, SEASONALLY ADJUSTED AT ANNUAL RATES
January 1995 -October 1996



Housing starts across Canada posted similar trends to Toronto construction. Total starts fell off by 9.8% to 118,100 SAAR homes from 130,900 SAAR in September. Most of the decline was led by a 21% drop in construction of multiples from 48,500 SAAR last month to 38,300 SAAR in October. Singles also decreased by 7.8%, to 54,900 SAAR from 59,600 SAAR in September. Ontario also mirrored the Toronto reduction, with starts decreasing 7.5% to 39,600 SAAR from 42,800 SAAR at the end of the third quarter. Not surprisingly, Montreal and Vancouver also recorded falling October starts to 6,600 SAAR and 9,900 SAAR homes respectively.

## HOUSING STARTS - CANADA

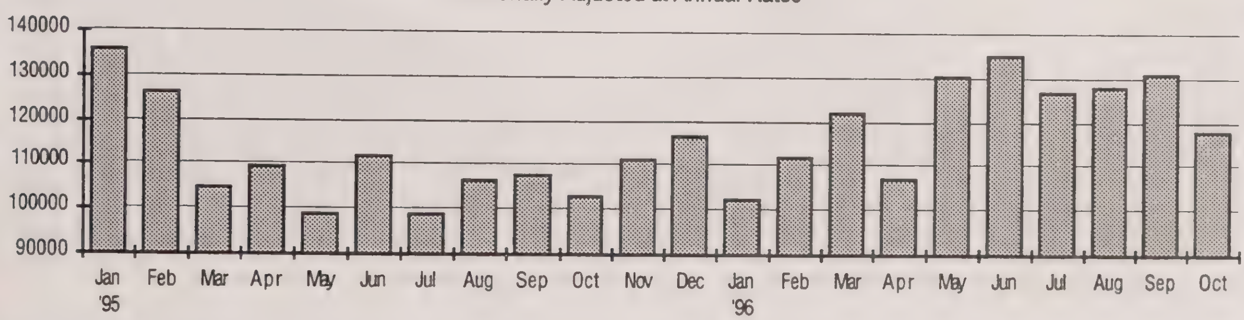
**Dwelling Units Seasonally Adjusted at Annual Rates (SAAR)**

| YEAR/MONTH | URBAN AREAS | | | | | | OTHER AREAS (Quarterly) | GRAND TOTAL | Percent Change |
|---|---|---|---|---|---|---|---|---|---|
| | Singles | Percent Change | Multiples | Percent Change | Total | Percent Change | | | |
| **1995** | | | | | | | | | |
| January | 53,000 | -8.0% | 61,100 | 36.1% | 114,100 | 11.3% | 21,700 | 135,800 | 8.6% |
| February | 55,200 | 4.1% | 49,300 | -19.3% | 104,500 | -8.4% | 21,700 | 126,200 | -7.1% |
| March | 45,900 | -16.8% | 37,500 | -23.9% | 83,400 | -20.2% | 21,700 | 105,100 | -16.7% |
| April | 43,600 | -5.0% | 46,000 | 22.7% | 89,600 | 7.4% | 20,300 | 109,900 | 4.6% |
| May | 39,600 | -9.2% | 38,800 | -15.7% | 78,400 | -12.5% | 20,300 | 98,700 | -10.2% |
| June | 45,400 | 14.6% | 46,100 | 18.8% | 91,500 | 16.7% | 20,300 | 111,800 | 13.3% |
| July | 39,800 | -12.3% | 38,700 | -16.1% | 78,500 | -14.2% | 19,600 | 98,700 | -12.3% |
| August | 43,400 | 9.0% | 43,500 | 12.4% | 86,900 | 10.7% | 19,600 | 106,500 | 8.6% |
| September | 46,000 | 6.0% | 42,400 | 2.5% | 88,400 | 1.7% | 19,600 | 108,000 | 1.4% |
| October | 45,900 | -0.2% | 33,200 | -21.7% | 79,100 | -10.5% | 24,000 | 103,100 | -4.6% |
| November | 47,000 | 2.4% | 40,200 | 21.1% | 87,200 | 10.2% | 24,000 | 111,200 | 7.9% |
| December | 47,300 | 0.6% | 45,200 | 12.4% | 92,500 | 6.1% | 24,000 | 116,500 | 4.8% |
| **1996** | | | | | | | | | |
| January | 48,000 | 1.5% | 30,600 | -32.3% | 78,600 | -15.0% | 23,800 | 102,400 | -12.1% |
| February | 47,900 | -0.2% | 40,600 | 32.7% | 88,500 | 12.6% | 23,800 | 112,300 | 9.7% |
| March | 56,200 | 17.3% | 42,000 | 3.4% | 98,200 | 11.0% | 23,800 | 122,000 | 10.9% |
| April | 54,300 | -3.4% | 30,400 | -27.6% | 84,700 | -13.7% | 22,800 | 107,500 | -11.9% |
| May | 59,400 | 9.4% | 48,300 | 58.9% | 107,700 | 27.2% | 22,800 | 130,500 | 21.4% |
| June | 60,300 | 1.5% | 52,300 | 8.3% | 112,600 | 4.5% | 22,800 | 135,400 | 3.8% |
| July | 60,700 | 0.7% | 43,300 | -20.8% | 104,000 | -7.0% | 22,800 | 126,800 | -6.4% |
| August | 59,600 | -1.8% | 45,400 | 4.8% | 105,000 | 0.1% | 22,800 | 127,800 | 0.8% |
| September | 59,600 | 0.0% | 48,500 | 6.8% | 108,100 | 3.0% | 22,800 | 130,900 | 2.4% |
| October | 54,900 | -7.9% | 38,300 | -21.0% | 93,200 | -13.8% | 24,900 | 118,100 | -9.8% |

SOURCE: CMHC

**HOUSING STARTS - CANADA**

Seasonally Adjusted at Annual Rates



## NEW HOME SALES

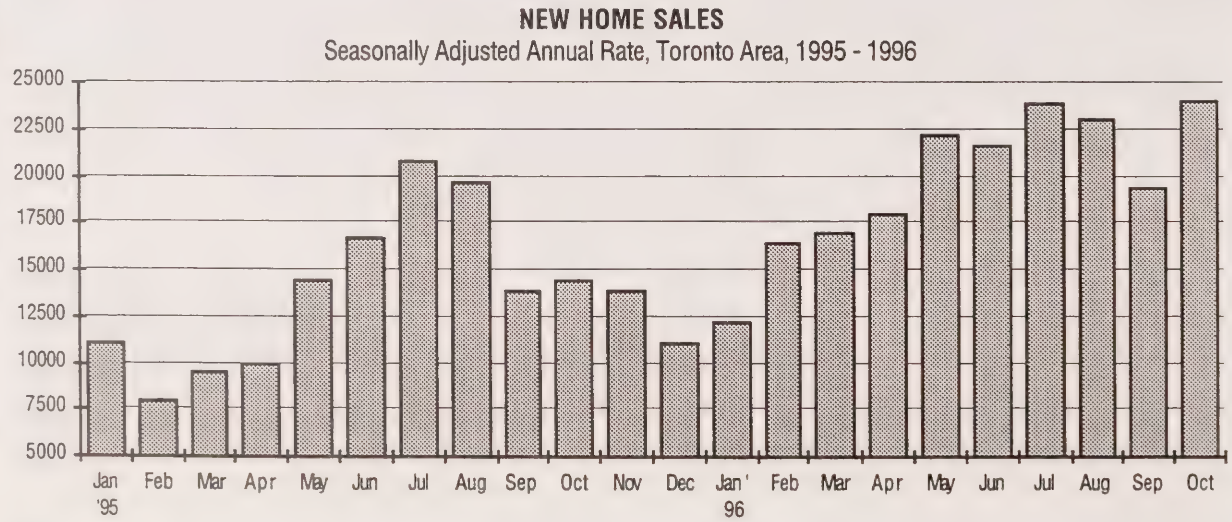
October new home sales in the Toronto area reached the highest level recorded in the 1990s. Sales were a spectacular 63.9% higher compared to the same time last year. On a seasonally adjusted basis, October sales were 24,000 SAAR.

Much of the jump is attributable to freehold home sales, which bounced back from 13,900 SAAR in September to 18,800 SAAR this month. Condo sales did not fare as well and posted a slight decline from September figures. Sales fell to 5,200 SAAR in October from 5,500 SAAR units in September.

### NEW HOME SALES - TORONTO AREA

| MONTH | FREEHOLD | | CONDOMINIUM | | TOTAL | | PERCENT CHANGE | SAAR | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | 1995 | 1996 | 1995 | 1996 | 1995-1996 | 1995 | 1996 |
| January | 493 | 665 | 372 | 315 | 865 | 980 | 13.3% | 11,000 | 12,200 |
| February | 586 | 1,249 | 232 | 438 | 818 | 1,687 | 106.2% | 8,000 | 16,400 |
| March | 652 | 1,298 | 360 | 551 | 1,012 | 1,849 | 82.7% | 9,500 | 17,000 |
| April | 636 | 1,176 | 291 | 510 | 927 | 1,686 | 81.9% | 9,900 | 18,000 |
| May | 611 | 1,157 | 453 | 467 | 1,064 | 1,624 | 52.6% | 14,500 | 22,200 |
| June | 789 | 1,055 | 388 | 453 | 1,177 | 1,508 | 28.1% | 16,700 | 21,600 |
| July | 856 | 941 | 350 | 465 | 1,206 | 1,406 | 16.6% | 20,800 | 23,900 |
| August | 824 | 1,065 | 474 | 428 | 1,298 | 1,493 | 15.0% | 19,700 | 23,000 |
| September | 851 | 1,192 | 381 | 526 | 1,232 | 1,718 | 39.4% | 13,900 | 19,400 |
| October | 957 | 1,646 | 425 | 619 | 1,382 | 2,265 | 63.9% | 14,500 | 24,000 |
| November | 688 | | 484 | | 1,172 | | | 13,900 | |
| December | 447 | | 257 | | 704 | | | 11,000 | |
| **TOTAL** | **8,390** | **11,444** | **4,467** | **4,772** | **12,857** | **16,216** | | | |

SOURCE: Greater Toronto Home Builders' Association, Housing Data Report, prepared by Brethour Research Associates Limited; seasonal adjustment by CMHC.



## RESALE ACTIVITY

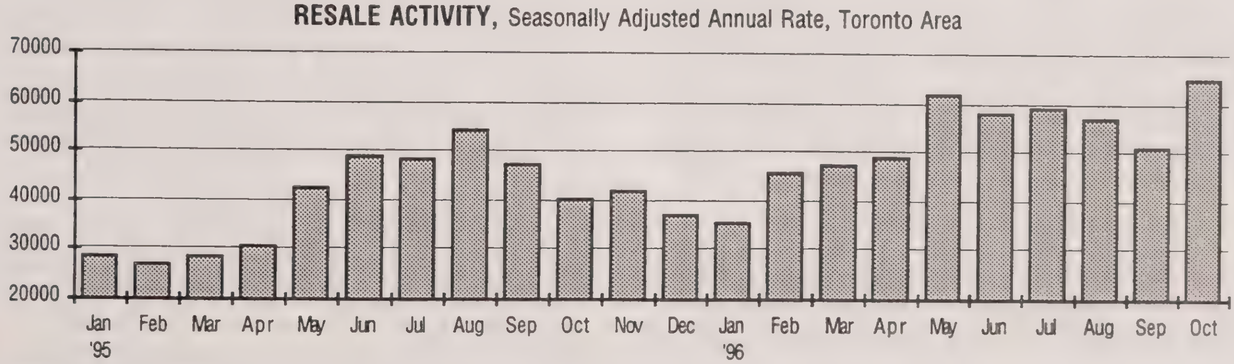
The resale market is exceptional! Sales reached 65,400 SAAR, the highest level ever recorded. However, as we reported at our Housing Outlook Conference, the operating area of TREB has expanded, and any comparisons to "The Boom" may be misleading. We also reported at the Conference that the sales-to-listings ratio has moved well into "Sellers' Market" territory, and prices could spike in the coming weeks.

### RESALE ACTIVITY - TORONTO REAL ESTATE BOARD

| MONTH | 1995 | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Number of Sales | SAAR | Number Listings | Listing SA | Sales to Listings | Sales to Listings SA | Average Price | Median Price |
| January | 1,791 | 28,700 | 12,137 | 14,200 | 14.8% | 16.9% | $199,759 | $170,500 |
| February | 2,455 | 26,800 | 13,756 | 14,200 | 17.8% | 15.7% | $208,225 | $175,500 |
| March | 3,218 | 28,600 | 18,396 | 15,200 | 17.5% | 15.7% | $207,556 | $175,000 |
| April | 3,204 | 31,000 | 17,275 | 13,700 | 18.5% | 18.8% | $212,541 | $175,700 |
| May | 3,785 | 42,500 | 18,115 | 14,700 | 20.9% | 24.1% | $212,626 | $177,500 |
| June | 4,172 | 48,900 | 17,023 | 15,100 | 24.5% | 27.0% | $202,297 | $175,000 |
| July | 3,721 | 48,500 | 14,429 | 15,000 | 25.8% | 26.9% | $202,686 | $175,000 |
| August | 4,179 | 54,600 | 14,715 | 16,400 | 28.4% | 27.7% | $198,594 | $172,500 |
| September | 3,841 | 47,500 | 15,434 | 15,200 | 24.9% | 26.1% | $195,099 | $170,000 |
| October | 3,344 | 40,500 | 13,709 | 13,500 | 24.4% | 25.1% | $201,526 | $172,000 |
| November | 3,295 | 41,900 | 12,374 | 13,900 | 26.6% | 25.2% | $197,999 | $170,000 |
| December | 2,268 | 37,300 | 6,976 | 12,500 | 32.5% | 24.9% | $197,119 | $169,000 |
| **TOTAL Jan-Dec** | **39,273** | | | | | | **$203,028** | |
| **MONTH** | **1996** | | | | | | | |
| | Number of Sales | SAAR | Number Listings | Listing SA | Sales to Listings | Sales to Listings SA | Average Price | Median Price |
| January | 2,222 | 35,700 | 12,805 | 15,000 | 17.4% | 19.9% | $195,169 | $166,000 |
| February | 4,207 | 46,000 | 15,263 | 15,800 | 27.6% | 24.3% | $192,406 | $169,000 |
| March | 5,350 | 47,500 | 16,985 | 14,000 | 31.5% | 28.3% | $197,523 | $171,000 |
| April | 5,070 | 49,100 | 16,139 | 12,800 | 31.4% | 31.9% | $198,445 | $173,000 |
| May | 5,514 | 61,900 | 18,295 | 14,900 | 30.1% | 34.7% | $201,847 | $176,000 |
| June | 4,979 | 58,300 | 15,742 | 13,900 | 31.6% | 34.9% | $204,392 | $175,000 |
| July | 4,539 | 59,100 | 14,873 | 15,400 | 30.5% | 31.9% | $199,856 | $172,500 |
| August | 4,372 | 57,100 | 13,731 | 15,300 | 31.8% | 31.0% | $197,622 | $173,000 |
| September | 4,123 | 51,000 | 14,289 | 14,100 | 28.9% | 30.2% | $195,486 | $172,500 |
| October | 5,398 | 65,400 | 15,061 | 14,800 | 35.8% | 36.8% | $199,882 | $173,500 |

N.B. 1) New listings plus reruns
SOURCE: Toronto Real Estate Board; seasonal adjustment by CMHC.

**RESALE ACTIVITY,** Seasonally Adjusted Annual Rate, Toronto Area



## RESALE ACTIVITY - TORONTO BRANCH AREA

| REAL ESTATE BOARD | SEPTEMBER 1995 | | | SEPTEMBER 1996 | | | PERCENT CHANGE 1995-1996 | |
|---|---|---|---|---|---|---|---|---|
| | # of Sales | No. of Listings | Average Price | # of Sales | # of Listings | Average Price | # of Sales | Average Price |
| Bancroft District | 25 | 30 | $71,320 | 28 | 50 | $69,185 | 12.0 | -3.0 |
| Barrie and District | 219 | 457 | $137,080 | 248 | 409 | $130,581 | 13.2 | -4.7 |
| Cobourg-Port Hope | 92 | 143 | $118,640 | 107 | 153 | $124,356 | 16.3 | 4.8 |
| Georgian Triangle | 103 | 247 | $111,531 | 92 | 266 | $119,938 | -10.7 | 7.5 |
| Haliburton District | 48 | 107 | $100,620 | 59 | 77 | $103,968 | 22.9 | 3.3 |
| Lindsay and District | 95 | 176 | $105,734 | 124 | 192 | $104,043 | 30.5 | -1.6 |
| Midland and Penetanguishene | 39 | 147 | $110,261 | 101 | 154 | $107,358 | 159.0 | -2.6 |
| Muskoka | 112 | 320 | $115,121 | 148 | 262 | $124,195 | 32.1 | 7.9 |
| OakvilleMilton | 205 | 355 | $206,793 | 231 | 366 | $233,179 | 12.7 | 12.8 |
| Orangeville and District | 83 | 150 | $142,965 | 67 | 129 | $149,497 | -19.3 | 4.6 |
| Orillia and District | 58 | 171 | $117,642 | 71 | 188 | $123,683 | 22.4 | 5.1 |
| Peterborough | 120 | 284 | $108,813 | 191 | 238 | $109,817 | 59.2 | .9 |
| Quinte & District | 152 | 266 | $100,006 | 157 | 264 | $98,510 | 3.3 | -1.5 |
| Toronto | 3841 | 7322 | $195,099 | 4123 | 7414 | $195,486 | 7.3 | .2 |

NB: 1 Only new listings are included in this table
Note: Due to changes in reporting by CREA, Mississauga and Oshawa and District figures are no longer included in this table.

Source: CREA (The Canadian Real Estate Association)

## CMHC NEWS

The November 21, 1996 Toronto Housing Outlook Conference was a unanimous success. If you could not attend the session, conference binders are available for purchase. The binders include all of the presentation slides, as well as useful information on CMHC's local and national publications and services. Topics covered during the conference included detailed analyses of the Toronto economic and housing scene, potential housing demand, condominium demand and supply as well as the latest results from CMHC's 1996 Rental Market Survey. Stay on top of the Toronto housing market using the best source of housing information available. The Toronto Housing Outlook Conference binders are selling for only $80, including GST.

The new 1996 GTA Land Inventory Survey and the new 1996 Condominium Survey are now available! New features to the Land Survey include 9 colour maps illustrating the lot supply variation around the GTA, which can be used as a business planning tool. The 1996 Land Survey report can be purchased for only $40. The 1996 Condo Survey features new estimates of prices, rents and condo fees for each of the 31 zones in the Toronto area. The new Condo Survey is only $20.

CMHC would like to announce the introduction of the Healthy Housing Fact Sheets. These free fact sheets are a series of 2 sided sheets offering information for consumers on Healthy Housing. Nine fact sheets are available on the most popular renovation areas of a home: kitchens, bathrooms, interiors, additions, exteriors, basements, mechanicals, attics, and landscapes.

If you are interested in the any of CMHC's free or priced publications, give us a call at (416) 789-8708.

# NEW RESIDENTIAL CONSTRUCTION ACTIVITY

### Introduction

The new residential construction statistics presented in this report are derived from the Starts and Completions Survey and the Market Absorption Survey conducted by Canada Mortgage and Housing Corporation (CMHC). They refer to self-contained dwelling units not designed for seasonal use.

The Starts and Completions Survey monitors the rate of starts and completions in Canada and the construction period of new dwellings on a monthly basis in urban areas with populations in excess of 10,000 persons. In addition, the survey also provides estimates of the total number of dwelling starts and completions in all provinces using a sample of areas with populations below 10,000 persons which are enumerated quarterly. This sample is then used to estimate the total number of new additions to the housing stock in each quarter for all provinces.

The Market Absorption Survey produces statistics to measure the rate at which units are sold or rented after they have been completed. This survey deals only with newly completed, self-contained dwellings which are not sold, or in the case of rental projects, rented at the time the dwellings are reported as completed in the Starts and Completions Survey. This survey is conducted monthly in Census Metropolitan Areas, large urban centres and Census Agglomerations with 50,000 or more persons.

It should be noted Burlington, Halton Hills, and Milton are not part of the CMHC Toronto Branch territory but are included to provide complete data for Halton Region and the Toronto CMA respectively. Brock and Hamilton Townships are not part of the National survey but are included to provide complete data for Durham Region and Northumberland County respectively. Mono Township, Scugog, Adjala-Tosontario, Brighton, Cavan, Fenelon Township, Hope Township, Laxton, Mariposa Township, Percy Township, Sturgeon Point, Carlow, Limerick, Rawdon, Faraday, and Hungerford are surveyed quarterly. A hyphen ("-") is inserted in the following tables in cases where data are not available.

Private rental units refer to privately initiated rental projects, including syndicated rental projects where condominium registration is intended. Assisted rental projects include all projects subsidized by either the federal and/or provincial governments, where at least some units are geared to households in need.

The accompanying definitions and maps have been provided to help clarify the information provided in the following tables. Should you require further assistance, please contact the Toronto Branch Market Analyst at (416) 789-8708.

# DEFINITIONS

**PENDING STARTS** refer to dwelling units where a building permit and/or National Housing Act (NHA) approval exists but construction has not started.

**STARTS** refer to units where construction has advanced to a stage where full (100%) footings are in place. In the case of multiple unit structures, this definition of a start applies to the entire structure.

**UNDER CONSTRUCTION** refers to the inventory of units currently being constructed. Under construction figures include current month starts and excludes current month completions.

**COMPLETIONS** Singles and Semis - occur when 90% or more of a structure has been completed. A structure may be considered to be complete and ready for occupancy when only seasonal deficiencies and/or minor infractions to building codes remain.

Row and Apartments - occur when 90% or more of the dwelling units within a structure are completed and ready for occupancy.

**COMPLETED & NOT ABSORBED** refers to newly constructed, completed units which have never been sold or rented.

**TOTAL SUPPLY** refers to the total supply of new units and includes pending starts, units under construction, and units that are completed but not absorbed.

**ABSORPTIONS** refer to newly completed units which have been sold or rented. The number of absorptions is obtained from a survey initiated when the structure is completed. Units sold or leased prior to construction are not considered as absorbed until the completion stage.*

* Condominium units are absorbed when a firm sale has been reported, even though the unit may not be actually occupied.
* Three and twelve month averages exclude the current month.

# STAY INFORMED WITH CMHC MARKET ANALYSIS PUBLICATIONS

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The following reports are published by CMHC's Toronto Branch. Where no prices are shown, the reports are free of charge. For these reports, please contact Beverly Doucette at 416-789-8708. Items indicated with an asterisk (*) are also available for most centres across Canada. Contact us for more information.

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***LOCAL HOUSING MARKET REPORT** -- This monthly report summarizes statistics on housing and the economy. The reports contain comment, analysis, and topical issues pertaining to local housing markets. At the Toronto Branch, this report covers areas west to Oakville, north to Huntsville, and east to Belleville.

***RENTAL MARKET REPORT** -- This report provides current vacancy and rent statistics of local markets. The report is based on a survey of privately and publicly initiated apartment and row structures of three or more units offered for rent. The report is produced annually and is available for the Toronto CMA, the Oshawa CMA, and the Barrie and Peterborough areas at the Toronto Branch. FastFaxes with vacancy and rent information for private apartments are now available at a cost of $15 + GST per area. Printed reports will be available in January 1997 ($20 + GST).

***HOUSING MARKET OUTLOOK** -- This report replaces the current Housing Forecast. Each report analyzes and forecasts the most recent movements in the resale and new housing markets. Market trends include local MLS activity, average prices, factors affecting the local economy, forecast for housing starts and new home prices, sales levels and mortgage rates. It is produced three times a year. At the Toronto Branch, it is available for the Toronto CMA. Single copies are $10 + GST and a one year, 3 issue subscription for only $24 + GST. Twice per year reports are available for Oshawa, Barrie and Peterborough ($20 + GST per year).

**RETIREMENT HOME SURVEY** -- An annual report produced to indicate the state of the retirement home market in the Toronto Branch Territory. Vacancy rates, per diem rates, supply and demand factors, and new construction of retirement homes are summarized. ($25)

**CONDOMINIUM SURVEY** -- This annual report is produced for the Toronto CMA as a supplement to the Rental Market Survey to determine rental vacancy rates in condominiums, price and rent per square foot, and new supply. ($20)

**LAND SUPPLY SURVEY** -- This report is produced in conjunction with the Ministry of Housing and area municipalities. It monitors the active, draft-approved, and registered plans of subdivision and residential land availability. Long term potential demand is discussed to indicate the duration of land supply. It is an annual report available for the Greater Toronto Area. ($40)

**MULTIPLE UNIT PROGRESS REPORTS** -- This report is a quarterly listing of multiple unit projects currently approved and under construction in the Toronto Branch. ($15 for a single issue or $40 annually)

**DETAILED LOCAL HOUSING MARKET REPORT TABLES** -- These are statistical tables for the area municipalities and are available monthly ($10 for a single issue or $75 annually). These are also available by fax ($15 for a single issue or $100 annually).

**DETAILED RENTAL MARKET REPORT TABLES** -- These are statistical tables which include vacancies by age of structure, average rents by age of structure, and vacancy rates by rent range. They are available for Toronto (covering each of 31 zones -- $30), Oshawa (covering each of 4 zones -- $15), Barrie ($10), Peterborough ($10), and Belleville ($10).

# SUMMARY TABLES

| | OCTOBER HOUSING STARTS | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | SINGLES | | | MULTIPLES | | | TOTAL | | |
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| CMHC TORONTO BRANCH | 872 | 1,339 | 53.6 | 483 | 768 | 59.0 | 1,355 | 2,107 | 55.5 |
| GREATER TORONTO AREA | 682 | 1,177 | 72.6 | 467 | 842 | 80.3 | 1,149 | 2,019 | 75.7 |
| TORONTO CMA: | 601 | 1,053 | 75.2 | 421 | 734 | 74.3 | 1,022 | 1,787 | 74.9 |
| METRO TORONTO: | 84 | 131 | 56.0 | 156 | 161 | 3.2 | 240 | 292 | 21.7 |
| Toronto City | 11 | 9 | -18.2 | 143 | 6 | -95.8 | 154 | 15 | -90.3 |
| East York | 0 | 4 | N/A | 0 | 0 | N/A | 0 | 4 | N/A |
| Etobicoke | 16 | 16 | 0.0 | 7 | 0 | -100.0 | 23 | 16 | -30.4 |
| North York | 33 | 34 | 3.0 | 4 | 2 | -50.0 | 37 | 36 | -2.7 |
| Scarborough | 24 | 68 | 183.3 | 0 | 151 | N/A | 24 | 219 | 812.5 |
| York City | 0 | 0 | N/A | 2 | 2 | 0.0 | 2 | 2 | 0.0 |
| YORK REGION: | 207 | 362 | 74.9 | 98 | 58 | -40.8 | 305 | 420 | 37.7 |
| Aurora | 11 | 12 | 9.1 | 74 | 2 | -97.3 | 85 | 14 | -83.5 |
| East Gwillimbury | 2 | 4 | 100.0 | 0 | 0 | N/A | 2 | 4 | 100.0 |
| Georgina Island | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Georgina Township | 3 | 10 | 233.3 | 0 | 0 | N/A | 3 | 10 | 233.3 |
| King | 2 | 3 | 50.0 | 0 | 0 | N/A | 2 | 3 | 50.0 |
| Markham | 63 | 133 | 111.1 | 0 | 47 | N/A | 63 | 180 | 185.7 |
| Newmarket | 33 | 33 | 0.0 | 14 | 9 | -35.7 | 47 | 42 | -10.6 |
| Richmond Hill | 47 | 66 | 40.4 | 0 | 0 | N/A | 47 | 66 | 40.4 |
| Vaughan | 33 | 95 | 187.9 | 10 | 0 | -100.0 | 43 | 95 | 120.9 |
| Whitchurch-Stouffville | 13 | 6 | -53.8 | 0 | 0 | N/A | 13 | 6 | -53.8 |
| PEEL REGION: | 187 | 371 | 98.4 | 157 | 181 | 15.3 | 344 | 552 | 60.5 |
| Brampton | 65 | 112 | 72.3 | 23 | 34 | 47.8 | 88 | 146 | 65.9 |
| Caledon | 21 | 89 | 323.8 | 0 | 8 | N/A | 21 | 97 | 361.9 |
| Mississauga | 101 | 170 | 68.3 | 134 | 139 | 3.7 | 235 | 309 | 31.5 |
| HALTON REGION: | 70 | 103 | 47.1 | 20 | 257 | 1185.0 | 90 | 360 | 300.0 |
| Burlington ** | 14 | 35 | 150.0 | 12 | 90 | 650.0 | 26 | 125 | 380.8 |
| Halton Hills | 21 | 31 | 47.6 | 0 | 42 | N/A | 21 | 73 | 247.6 |
| Milton | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| Oakville | 35 | 36 | 2.9 | 8 | 125 | 1462.5 | 43 | 161 | 274.4 |
| REST OF TORONTO CMA: | 67 | 121 | 80.6 | 2 | 167 | 8250.0 | 69 | 288 | 317.4 |
| Ajax | 9 | 46 | 411.1 | 0 | 0 | N/A | 9 | 46 | 411.1 |
| Bradford West Gwillimbury | 8 | 16 | 100.0 | 0 | 0 | N/A | 8 | 16 | 100.0 |
| Orangeville | 9 | 18 | 100.0 | 2 | 26 | 1200.0 | 11 | 44 | 300.0 |
| Pickering | 9 | 30 | 233.3 | 0 | 141 | N/A | 9 | 171 | 1800.0 |
| New Tecumseth | 16 | 0 | -100.0 | 0 | 0 | N/A | 16 | 0 | -100.0 |
| Uxbridge | 16 | 11 | -31.3 | 0 | 0 | N/A | 16 | 11 | -31.3 |
| Mono Township ** | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| DURHAM REGION: | 134 | 210 | 56.7 | 36 | 185 | 413.9 | 170 | 395 | 132.4 |
| OSHAWA CMA: | 100 | 123 | 23.0 | 36 | 44 | 22.2 | 136 | 167 | 22.8 |
| Oshawa City | 18 | 48 | 166.7 | 19 | 20 | 5.3 | 37 | 68 | 83.8 |
| Clarington | 37 | 50 | 35.1 | 17 | 24 | 41.2 | 54 | 74 | 37.0 |
| Whitby | 45 | 25 | -44.4 | 0 | 0 | N/A | 45 | 25 | -44.4 |
| REST OF DURHAM: | 34 | 87 | 155.9 | 0 | 141 | N/A | 34 | 228 | 570.6 |
| Ajax | 9 | 46 | 411.1 | 0 | 0 | N/A | 9 | 46 | 411.1 |
| Brock | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Pickering | 9 | 30 | 233.3 | 0 | 141 | N/A | 9 | 171 | 1800.0 |
| Scugog | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Uxbridge | 16 | 11 | -31.3 | 0 | 0 | N/A | 16 | 11 | -31.3 |
| SIMCOE COUNTY: | 164 | 140 | -14.6 | 12 | 19 | 58.3 | 176 | 159 | -9.7 |
| BARRIE CA: | 104 | 100 | -3.8 | 8 | 19 | 137.5 | 112 | 119 | 6.3 |
| Barrie City | 88 | 84 | -4.5 | 8 | 19 | 137.5 | 96 | 103 | 7.3 |
| Innisfil | 9 | 12 | 33.3 | 0 | 0 | N/A | 9 | 12 | 33.3 |
| Springwater Township | 7 | 4 | -42.9 | 0 | 0 | N/A | 7 | 4 | -42.9 |
| COLLINGWOOD | 16 | 1 | -93.8 | 0 | 0 | N/A | 16 | 1 | -93.8 |
| MIDLAND CA: | 4 | 11 | 175.0 | 0 | 0 | N/A | 4 | 11 | 175.0 |
| Midland Town | 1 | 2 | 100.0 | 0 | 0 | N/A | 1 | 2 | 100.0 |
| Penetanguishene | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| Christian Island | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Tay Township | 1 | 7 | 600.0 | 0 | 0 | N/A | 1 | 7 | 600.0 |
| Tiny Township | 2 | 1 | -50.0 | 0 | 0 | N/A | 2 | 1 | -50.0 |

| | OCTOBER HOUSING STARTS | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | SINGLES | | | MULTIPLES | | | TOTAL | | |
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| ORILLIA CA: | 16 | 12 | -25.0 | 4 | 0 | -100.0 | 20 | 12 | -40.0 |
| Orillia City | 16 | 6 | -62.5 | 4 | 0 | -100.0 | 20 | 6 | -70.0 |
| Severn Township | 0 | 6 | N/A | 0 | 0 | N/A | 0 | 6 | N/A |
| REST OF SIMCOE COUNTY: | 24 | 16 | -33.3 | 0 | 0 | N/A | 24 | 16 | -33.3 |
| Adjala-Tosorontio Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Bradford West Gwillimbury | 8 | 16 | 100.0 | 0 | 0 | N/A | 8 | 16 | 100.0 |
| New Tecumseth | 16 | 0 | -100.0 | 0 | 0 | N/A | 16 | 0 | -100.0 |
| MUSKOKA DISTRICT: | 7 | 15 | 114.3 | 4 | 13 | 225.0 | 11 | 28 | 154.5 |
| Bracebridge | 3 | 6 | 100.0 | 4 | 13 | 225.0 | 7 | 19 | 171.4 |
| Gravenhurst | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Huntsville | 4 | 9 | 125.0 | 0 | 0 | N/A | 4 | 9 | 125.0 |
| VICTORIA/HALIBURTON: | 5 | 1 | -80.0 | 0 | 0 | N/A | 5 | 1 | -80.0 |
| LINDSAY CA: | 5 | 1 | -80.0 | 0 | 0 | N/A | 5 | 1 | -80.0 |
| Lindsay Town | 4 | 0 | -100.0 | 0 | 0 | N/A | 4 | 0 | -100.0 |
| Ops Township | 1 | 1 | 0.0 | 0 | 0 | N/A | 1 | 1 | 0.0 |
| REST OF VICTORIA/HALIBURTON | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Fenelon Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Laxton Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Mariposa Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Sturgeon Point Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| PETERBOROUGH COUNTY: | 25 | 25 | 0.0 | 10 | 0 | -100.0 | 35 | 25 | -28.6 |
| PETERBOROUGH CA: | 25 | 25 | 0.0 | 10 | 0 | -100.0 | 35 | 25 | -28.6 |
| Peterborough City | 14 | 13 | -7.1 | 0 | 0 | N/A | 14 | 13 | -7.1 |
| Dummer Township | 2 | 2 | 0.0 | 0 | 0 | N/A | 2 | 2 | 0.0 |
| Douro Township | 2 | 1 | -50.0 | 0 | 0 | N/A | 2 | 1 | -50.0 |
| Ennismore Township | 0 | 4 | N/A | 0 | 0 | N/A | 0 | 4 | N/A |
| Indian Reserves 35&36 | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Lakefield | 0 | 0 | N/A | 10 | 0 | -100.0 | 10 | 0 | -100.0 |
| North Monaghan Township | 3 | 1 | -66.7 | 0 | 0 | N/A | 3 | 1 | -66.7 |
| Otonabee Township | 3 | 2 | -33.3 | 0 | 0 | N/A | 3 | 2 | -33.3 |
| Smith Township | 0 | 2 | N/A | 0 | 0 | N/A | 0 | 2 | N/A |
| REST OF PETERBOROUGH COUNTY | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Cavan Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| NORTHUMBERLAND COUNTY: | 8 | 17 | 112.5 | 0 | 0 | N/A | 8 | 17 | 112.5 |
| COBOURG | 2 | 13 | 550.0 | 0 | 0 | N/A | 2 | 13 | 550.0 |
| REST OF NORTHUMBERLAND: | 6 | 4 | -33.3 | 0 | 0 | N/A | 6 | 4 | -33.3 |
| Port Hope | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Murray Township | 6 | 4 | -33.3 | 0 | 0 | N/A | 6 | 4 | -33.3 |
| Brighton Town | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Hope Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Percy Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Hamilton Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| HASTINGS/PRINCE EDWARD: | 7 | 13 | 85.7 | 0 | 0 | N/A | 7 | 13 | 85.7 |
| BELLEVILLE CA: | 13 | 17 | 30.8 | 0 | 0 | N/A | 13 | 17 | 30.8 |
| Belleville City | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Ameliasburgh Township | 2 | 5 | 150.0 | 0 | 0 | N/A | 2 | 5 | 150.0 |
| Frankford Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Murray Township | 6 | 4 | -33.3 | 0 | 0 | N/A | 6 | 4 | -33.3 |
| Sidney Township | 3 | 4 | 33.3 | 0 | 0 | N/A | 3 | 4 | 33.3 |
| Stirling Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Thurlow Township | 0 | 3 | N/A | 0 | 0 | N/A | 0 | 3 | N/A |
| Trenton City | 1 | 1 | 0.0 | 0 | 0 | N/A | 1 | 1 | 0.0 |
| REST OF HASTINGS: | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Carlow, Limerick & Rawdon | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Faraday Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Hungerford Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |

| | JANUARY-OCTOBER HOUSING STARTS | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | SINGLES | | | MULTIPLES | | | TOTAL | | |
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| CMHC TORONTO BRANCH | 7,666 | 10,922 | 42.5 | 7,608 | 7,169 | -5.8 | 15,274 | 18,091 | 18.4 |
| GREATER TORONTO AREA | 6,490 | 9,334 | 43.8 | 7,217 | 7,396 | 2.5 | 13,707 | 16,730 | 22.1 |
| TORONTO CMA: | 5,665 | 8,356 | 47.5 | 6,821 | 6,782 | -0.6 | 12,486 | 15,138 | 21.2 |
| METRO TORONTO: | 609 | 778 | 27.8 | 3,369 | 2,476 | -26.5 | 3,978 | 3,254 | -18.2 |
| Toronto City | 53 | 48 | -9.4 | 874 | 1,274 | 45.8 | 927 | 1,322 | 42.6 |
| East York | 22 | 23 | 4.5 | 2 | 0 | -100.0 | 24 | 23 | -4.2 |
| Etobicoke | 75 | 124 | 65.3 | 28 | 58 | 107.1 | 103 | 182 | 76.7 |
| North York | 310 | 274 | -11.6 | 1,335 | 558 | -58.2 | 1,645 | 832 | -49.4 |
| Scarborough | 143 | 306 | 114.0 | 771 | 562 | -27.1 | 914 | 868 | -5.0 |
| York City | 6 | 3 | -50.0 | 359 | 24 | -93.3 | 365 | 27 | -92.6 |
| YORK REGION: | 2,203 | 3,091 | 40.3 | 1,322 | 1,113 | -15.8 | 3,525 | 4,204 | 19.3 |
| Aurora | 115 | 264 | 129.6 | 111 | 242 | 118.0 | 226 | 506 | 123.9 |
| East Gwillimbury | 15 | 64 | 326.7 | 0 | 0 | N/A | 15 | 64 | 326.7 |
| Georgina Island | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Georgina Township | 38 | 97 | 155.3 | 0 | 5 | N/A | 38 | 102 | 168.4 |
| King | 13 | 26 | 100.0 | 0 | 0 | N/A | 13 | 26 | 100.0 |
| Markham | 906 | 839 | -7.4 | 237 | 176 | -25.7 | 1,143 | 1,015 | -11.2 |
| Newmarket | 278 | 345 | 24.1 | 190 | 167 | -12.1 | 468 | 512 | 9.4 |
| Richmond Hill | 408 | 384 | -5.9 | 80 | 81 | 1.2 | 488 | 465 | -4.7 |
| Vaughan | 375 | 1,010 | 169.3 | 695 | 442 | -36.4 | 1,070 | 1,452 | 35.7 |
| Whitchurch-Stouffville | 55 | 62 | 12.7 | 9 | 0 | -100.0 | 64 | 62 | -3.1 |
| PEEL REGION: | 1,884 | 2,737 | 45.3 | 1,866 | 2,175 | 16.6 | 3,750 | 4,912 | 31.0 |
| Brampton | 634 | 889 | 40.2 | 437 | 1,006 | 130.2 | 1,071 | 1,895 | 76.9 |
| Caledon | 173 | 345 | 99.4 | 0 | 81 | N/A | 173 | 426 | 146.2 |
| Mississauga | 1,077 | 1,503 | 39.6 | 1,429 | 1,088 | -23.9 | 2,506 | 2,591 | 3.4 |
| HALTON REGION: | 551 | 969 | 75.9 | 297 | 908 | 205.7 | 848 | 1,877 | 121.3 |
| Burlington ** | 130 | 333 | 156.2 | 164 | 411 | 150.6 | 294 | 744 | 153.1 |
| Halton Hills | 174 | 247 | 42.0 | 12 | 142 | 1083.3 | 186 | 389 | 109.1 |
| Milton | 18 | 15 | -16.7 | 0 | 0 | N/A | 18 | 15 | -16.7 |
| Oakville | 229 | 374 | 63.3 | 121 | 355 | 193.4 | 350 | 729 | 108.3 |
| REST OF TORONTO CMA: | 548 | 1,114 | 103.3 | 131 | 521 | 297.7 | 679 | 1,635 | 140.8 |
| Ajax | 62 | 393 | 533.9 | 0 | 144 | N/A | 62 | 537 | 766.1 |
| Bradford West Gwillimbury | 65 | 134 | 106.2 | 0 | 0 | N/A | 65 | 134 | 106.2 |
| Orangeville | 106 | 131 | 23.6 | 8 | 43 | 437.5 | 114 | 174 | 52.6 |
| Pickering | 185 | 306 | 65.4 | 102 | 314 | 207.8 | 287 | 620 | 116.0 |
| New Tecumseth | 78 | 71 | -9.0 | 19 | 20 | 5.3 | 97 | 91 | -6.2 |
| Uxbridge | 52 | 79 | 51.9 | 2 | 0 | -100.0 | 54 | 79 | 46.3 |
| Mono Township ** | 6 | 0 | -100.0 | 0 | 0 | N/A | 6 | 0 | -100.0 |
| DURHAM REGION: | 1,243 | 1,759 | 41.5 | 363 | 724 | 99.4 | 1,606 | 2,483 | 54.6 |
| OSHAWA CMA: | 890 | 918 | 3.1 | 259 | 266 | 2.7 | 1,149 | 1,184 | 3.0 |
| Oshawa City | 230 | 291 | 26.5 | 32 | 115 | 259.4 | 262 | 406 | 55.0 |
| Clarington | 278 | 346 | 24.5 | 144 | 118 | -18.1 | 422 | 464 | 10.0 |
| Whitby | 382 | 281 | -26.4 | 83 | 33 | -60.2 | 465 | 314 | -32.5 |
| REST OF DURHAM: | 353 | 841 | 138.2 | 104 | 458 | 340.4 | 457 | 1,299 | 184.2 |
| Ajax | 62 | 393 | 533.9 | 0 | 144 | N/A | 62 | 537 | 766.1 |
| Brock | 19 | 12 | -36.8 | 0 | 0 | N/A | 19 | 12 | -36.8 |
| Pickering | 185 | 306 | 65.4 | 102 | 314 | 207.8 | 287 | 620 | 116.0 |
| Scugog | 35 | 51 | 45.7 | 0 | 0 | N/A | 35 | 51 | 45.7 |
| Uxbridge | 52 | 79 | 51.9 | 2 | 0 | -100.0 | 54 | 79 | 46.3 |
| SIMCOE COUNTY: | 853 | 1,330 | 55.9 | 297 | 195 | -34.3 | 1,150 | 1,525 | 32.6 |
| BARRIE CA: | 447 | 893 | 99.8 | 200 | 126 | -37.0 | 647 | 1,019 | 57.5 |
| Barrie City | 361 | 708 | 96.1 | 200 | 120 | -40.0 | 561 | 828 | 47.6 |
| Innisfil | 55 | 145 | 163.6 | 0 | 0 | N/A | 55 | 145 | 163.6 |
| Springwater Township | 31 | 40 | 29.0 | 0 | 6 | N/A | 31 | 46 | 48.4 |
| COLLINGWOOD | 41 | 20 | -51.2 | 2 | 19 | 850.0 | 43 | 39 | -9.3 |
| MIDLAND CA: | 89 | 109 | 22.5 | 72 | 0 | -100.0 | 161 | 109 | -32.3 |
| Midland Town | 20 | 13 | -35.0 | 72 | 0 | -100.0 | 92 | 13 | -85.9 |
| Penetanguishene | 7 | 32 | 357.1 | 0 | 0 | N/A | 7 | 32 | 357.1 |
| Christian Island | 8 | 7 | -12.5 | 0 | 0 | N/A | 8 | 7 | -12.5 |
| Tay Township | 31 | 35 | 12.9 | 0 | 0 | N/A | 31 | 35 | 12.9 |
| Tiny Township | 23 | 22 | -4.3 | 0 | 0 | N/A | 23 | 22 | -4.3 |

JANUARY-OCTOBER HOUSING STARTS

| | SINGLES | | | MULTIPLES | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| ORILLIA CA: | 100 | 103 | 3.0 | 4 | 30 | 650.0 | 104 | 133 | 27.9 |
| Orillia City | 56 | 64 | 14.3 | 4 | 30 | 650.0 | 60 | 94 | 56.7 |
| Severn Township | 44 | 39 | -11.4 | 0 | 0 | N/A | 44 | 39 | -11.4 |
| REST OF SIMCOE COUNTY: | 176 | 205 | 16.5 | 19 | 20 | 5.3 | 195 | 225 | 15.4 |
| Adjala-Tosorontio Township | 33 | 0 | -100.0 | 0 | 0 | N/A | 33 | 0 | -100.0 |
| Bradford West Gwillimbury | 65 | 134 | 106.2 | 0 | 0 | N/A | 65 | 134 | 106.2 |
| New Tecumseth | 78 | 71 | -9.0 | 19 | 20 | 5.3 | 97 | 91 | -6.2 |
| MUSKOKA DISTRICT: | 90 | 73 | -18.9 | 14 | 15 | 7.1 | 104 | 88 | -15.4 |
| Bracebridge | 20 | 35 | 75.0 | 12 | 15 | 25.0 | 32 | 50 | 56.3 |
| Gravenhurst | 20 | 0 | -100.0 | 0 | 0 | N/A | 20 | 0 | -100.0 |
| Huntsville | 50 | 38 | -24.0 | 2 | 0 | -100.0 | 52 | 38 | -26.9 |
| VICTORIA/HALIBURTON: | 54 | 59 | 9.3 | 6 | 2 | -66.7 | 60 | 61 | 1.7 |
| LINDSAY CA: | 36 | 29 | -19.4 | 6 | 2 | -66.7 | 42 | 31 | -26.2 |
| Lindsay Town | 24 | 19 | -20.8 | 6 | 2 | -66.7 | 30 | 21 | -30.0 |
| Ops Township | 12 | 10 | -16.7 | 0 | 0 | N/A | 12 | 10 | -16.7 |
| REST OF VICTORIA/HALIBURTON | 18 | 30 | 66.7 | 0 | 0 | N/A | 18 | 30 | 66.7 |
| Fenelon Township | 9 | 7 | -22.2 | 0 | 0 | N/A | 9 | 7 | -22.2 |
| Laxton Township | 1 | 2 | 100.0 | 0 | 0 | N/A | 1 | 2 | 100.0 |
| Mariposa Township | 8 | 21 | 162.5 | 0 | 0 | N/A | 8 | 21 | 162.5 |
| Sturgeon Point Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| PETERBOROUGH COUNTY: | 170 | 231 | 35.9 | 156 | 48 | -69.2 | 326 | 279 | -14.4 |
| PETERBOROUGH CA: | 159 | 218 | 37.1 | 156 | 48 | -69.2 | 315 | 266 | -15.6 |
| Peterborough City | 94 | 156 | 66.0 | 146 | 48 | -67.1 | 240 | 204 | -15.0 |
| Dummer Township | 11 | 8 | -27.3 | 0 | 0 | N/A | 11 | 8 | -27.3 |
| Douro Township | 8 | 9 | 12.5 | 0 | 0 | N/A | 8 | 9 | 12.5 |
| Ennismore Township | 10 | 10 | 0.0 | 0 | 0 | N/A | 10 | 10 | 0.0 |
| Indian Reserves 35&36 | 9 | 5 | -44.4 | 0 | 0 | N/A | 9 | 5 | -44.4 |
| Lakefield | 0 | 3 | N/A | 10 | 0 | -100.0 | 10 | 3 | -70.0 |
| North Monaghan Township | 5 | 3 | -40.0 | 0 | 0 | N/A | 5 | 3 | -40.0 |
| Otonabee Township | 10 | 10 | 0.0 | 0 | 0 | N/A | 10 | 10 | 0.0 |
| Smith Township | 12 | 14 | 16.7 | 0 | 0 | N/A | 12 | 14 | 16.7 |
| REST OF PETERBOROUGH COUNTY | 11 | 13 | 18.2 | 0 | 0 | N/A | 11 | 13 | 18.2 |
| Cavan Township | 11 | 13 | 18.2 | 0 | 0 | N/A | 11 | 13 | 18.2 |
| NORTHUMBERLAND COUNTY: | 120 | 198 | 65.0 | 34 | 9 | -73.5 | 154 | 207 | 34.4 |
| COBOURG | 45 | 78 | 73.3 | 34 | 9 | -73.5 | 79 | 87 | 10.1 |
| REST OF NORTHUMBERLAND: | 75 | 120 | 60.0 | 0 | 0 | N/A | 75 | 120 | 60.0 |
| Port Hope | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Murray Township | 36 | 55 | 52.8 | 0 | 0 | N/A | 36 | 55 | 52.8 |
| Brighton Town | 16 | 28 | 75.0 | 0 | 0 | N/A | 16 | 28 | 75.0 |
| Hope Township | 6 | 6 | 0.0 | 0 | 0 | N/A | 6 | 6 | 0.0 |
| Percy Township | 2 | 8 | 300.0 | 0 | 0 | N/A | 2 | 8 | 300.0 |
| Hamilton Township | 14 | 23 | 64.3 | 0 | 0 | N/A | 14 | 23 | 64.3 |
| HASTINGS/PRINCE EDWARD: | 105 | 154 | 46.7 | 52 | 14 | -73.1 | 157 | 168 | 7.0 |
| BELLEVILLE CA: | 125 | 192 | 53.6 | 52 | 14 | -73.1 | 177 | 206 | 16.4 |
| Belleville City | 11 | 51 | 363.6 | 42 | 4 | -90.5 | 53 | 55 | 3.8 |
| Ameliasburgh Township | 24 | 22 | -8.3 | 0 | 0 | N/A | 24 | 22 | -8.3 |
| Frankford Village | 1 | 2 | 100.0 | 6 | 6 | 0.0 | 7 | 8 | 14.3 |
| Murray Township | 36 | 55 | 52.8 | 0 | 0 | N/A | 36 | 55 | 52.8 |
| Sidney Township | 21 | 36 | 71.4 | 0 | 0 | N/A | 21 | 36 | 71.4 |
| Stirling Village | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Thurlow Township | 21 | 19 | -9.5 | 0 | 0 | N/A | 21 | 19 | -9.5 |
| Trenton City | 10 | 7 | -30.0 | 4 | 4 | 0.0 | 14 | 11 | -21.4 |
| REST OF HASTINGS: | 16 | 17 | 6.3 | 0 | 0 | N/A | 16 | 17 | 6.3 |
| Carlow, Limerick & Rawdon | 9 | 7 | -22.2 | 0 | 0 | N/A | 9 | 7 | -22.2 |
| Faraday Township | 0 | 3 | N/A | 0 | 0 | N/A | 0 | 3 | N/A |
| Hungerford Township | 7 | 7 | 0.0 | 0 | 0 | N/A | 7 | 7 | 0.0 |

| CMHC TORONTO BRANCH | | OWNERSHIP | | | | | RENTAL | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | FREEHOLD | | | CONDOMINIUM | | PRIVATE | | ASSISTED | | TOTAL | TOTAL | GRAND |
| | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | ROW | APT | TOTAL |
| Pending Starts | | 1988 | 409 | 312 | 226 | 823 | 0 | 55 | 0 | 0 | 538 | 878 | 381 |
| STARTS | - Current Month | 1339 | 98 | 290 | 259 | 116 | 0 | 5 | 0 | 0 | 549 | 121 | 210 |
| | - Year-To-Date 1996 | 10922 | 1310 | 1856 | 1667 | 1488 | 3 | 63 | 19 | 763 | 3545 | 2314 | 1809 |
| | - Year-To-Date 1995 | 7666 | 844 | 1805 | 803 | 2226 | 6 | 161 | 5 | 1758 | 2619 | 4145 | 1527 |
| Under Construction | - 1996 | 6946 | 898 | 1679 | 1509 | 2644 | 0 | 90 | 15 | 1281 | 3203 | 4015 | 1506 |
| | - 1995 | 4900 | 636 | 1050 | 701 | 2708 | 6 | 161 | 0 | 2323 | 1757 | 5192 | 1248 |
| COMPLETIONS | - Current Month | 1198 | 188 | 189 | 236 | 838 | 0 | 0 | 0 | 111 | 425 | 949 | 276 |
| | - Year-To-Date 1996 | 9077 | 1050 | 1831 | 885 | 2590 | 6 | 215 | 90 | 1795 | 2812 | 4600 | 1753 |
| | - Year-To-Date 1995 | 9256 | 832 | 1627 | 780 | 1415 | 4 | 303 | 104 | 2230 | 2515 | 3948 | 1655 |
| Completed & Not Absorbed | - 1996 | 620 | 127 | 42 | 53 | 465 | 0 | 34 | 0 | 53 | 95 | 552 | 139 |
| | - 1995 | 736 | 145 | 62 | 74 | 762 | 0 | 14 | 0 | 8 | 136 | 784 | 180 |
| Total Supply | - 1996 | 9554 | 1434 | 2033 | 1788 | 3932 | 0 | 179 | 15 | 1334 | 3836 | 5445 | 2026 |
| | - 1995 | 7978 | 1015 | 1439 | 911 | 5176 | 6 | 242 | 90 | 2487 | 2446 | 7905 | 1934 |
| Absorptions | - Current Month | 1208 | 188 | 190 | 228 | 908 | 0 | 3 | 0 | 114 | 418 | 1025 | 283 |
| | - 3 Month Average | 1248 | 122 | 136 | 76 | 154 | 0 | 9 | 30 | 110 | 242 | 273 | 188 |
| | - 12 Month Average | 866 | 97 | 184 | 73 | 189 | 1 | 17 | 8 | 163 | 266 | 369 | 159 |

GREATER TORONTO AREA

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 1736 | 459 | 422 | 217 | 823 | 0 | 69 | 0 | 0 | 639 | 892 | 372 |
| STARTS | - Current Month | 1177 | 114 | 264 | 292 | 167 | 0 | 5 | 0 | 0 | 556 | 172 | 201 |
| | - Year-To-Date 1996 | 9334 | 1306 | 1861 | 1839 | 1494 | 3 | 111 | 19 | 763 | 3722 | 2368 | 1673 |
| | - Year-To-Date 1995 | 6490 | 728 | 1700 | 820 | 2264 | 6 | 8 | 5 | 1686 | 2531 | 3958 | 1370 |
| Under Construction | - 1996 | 5973 | 924 | 1685 | 1686 | 2673 | 0 | 138 | 15 | 1281 | 3386 | 4092 | 1437 |
| | - 1995 | 4120 | 552 | 1028 | 741 | 2719 | 6 | 56 | 0 | 2211 | 1775 | 4986 | 1143 |
| COMPLETIONS | - Current Month | 1068 | 202 | 252 | 219 | 813 | 0 | 0 | 0 | 111 | 471 | 924 | 266 |
| | - Year-To-Date 1996 | 7643 | 950 | 1840 | 929 | 2512 | 6 | 97 | 90 | 1683 | 2865 | 4292 | 1575 |
| | - Year-To-Date 1995 | 8118 | 792 | 1618 | 952 | 1368 | 4 | 234 | 91 | 2194 | 2665 | 3796 | 1537 |
| Completed & Not Absorbed | - 1996 | 481 | 113 | 50 | 24 | 463 | 0 | 1 | 0 | 50 | 74 | 514 | 118 |
| | - 1995 | 559 | 129 | 55 | 82 | 780 | 0 | 9 | 0 | 8 | 137 | 797 | 162 |
| Total Supply | - 1996 | 8190 | 1496 | 2157 | 1927 | 3959 | 0 | 208 | 15 | 1331 | 4099 | 5498 | 1928 |
| | - 1995 | 6790 | 929 | 1516 | 959 | 5187 | 6 | 78 | 90 | 2375 | 2571 | 7640 | 1793 |
| Absorptions | - Current Month | 1086 | 198 | 243 | 214 | 885 | 0 | 0 | 0 | 114 | 457 | 999 | 274 |
| | - 3 Month Average | 1053 | 106 | 133 | 98 | 145 | 0 | 4 | 30 | 107 | 261 | 256 | 167 |
| | - 12 Month Average | 725 | 83 | 177 | 84 | 192 | 1 | 10 | 8 | 154 | 270 | 356 | 143 |

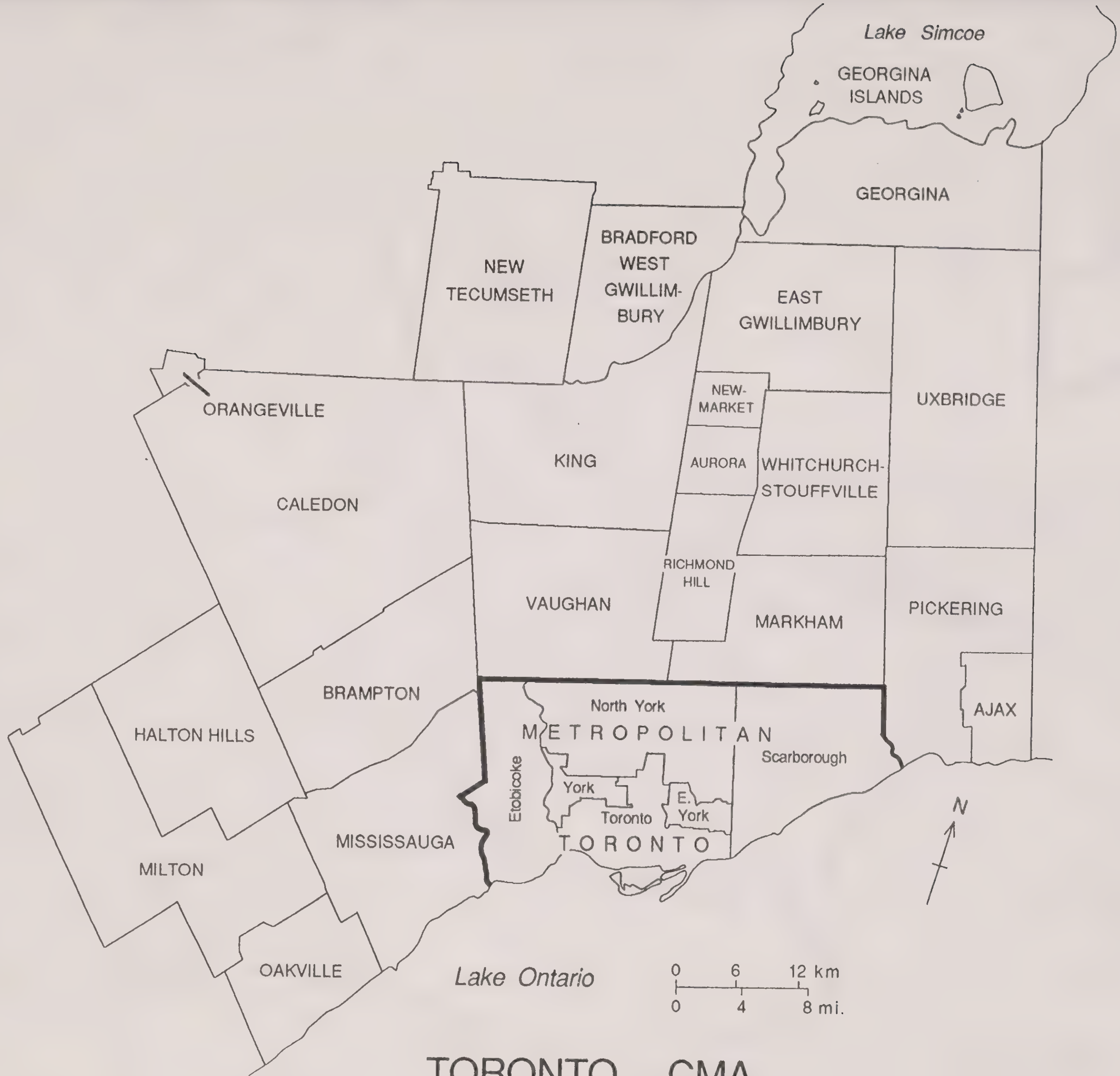
TORONTO CMA

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 1574 | 353 | 280 | 217 | 823 | 0 | 9 | 0 | 0 | 497 | 832 | 325 |
| STARTS | - Current Month | 1053 | 136 | 250 | 227 | 116 | 0 | 5 | 0 | 0 | 477 | 121 | 178 |
| | - Year-To-Date 1996 | 8356 | 1274 | 1647 | 1522 | 1443 | 3 | 111 | 19 | 763 | 3191 | 2317 | 1513 |
| | - Year-To-Date 1995 | 5665 | 716 | 1499 | 748 | 2192 | 6 | 8 | 5 | 1647 | 2258 | 3847 | 1248 |
| Under Construction | - 1996 | 5429 | 910 | 1577 | 1368 | 2622 | 0 | 138 | 15 | 1281 | 2960 | 4041 | 1334 |
| | - 1995 | 3681 | 544 | 900 | 640 | 2647 | 6 | 56 | 0 | 2172 | 1546 | 4875 | 1064 |
| COMPLETIONS | - Current Month | 946 | 190 | 189 | 219 | 813 | 0 | 0 | 0 | 111 | 408 | 924 | 246 |
| | - Year-To-Date 1996 | 6772 | 926 | 1609 | 798 | 2512 | 6 | 97 | 90 | 1608 | 2503 | 4217 | 1441 |
| | - Year-To-Date 1995 | 7234 | 750 | 1494 | 716 | 1368 | 4 | 230 | 83 | 2100 | 2297 | 3698 | 1397 |
| Completed & Not Absorbed | - 1996 | 434 | 107 | 38 | 22 | 445 | 0 | 0 | 0 | 50 | 60 | 495 | 109 |
| | - 1995 | 515 | 131 | 40 | 57 | 739 | 0 | 4 | 0 | 8 | 97 | 751 | 149 |
| Total Supply | - 1996 | 7437 | 1370 | 1895 | 1607 | 3890 | 0 | 147 | 15 | 1331 | 3517 | 5368 | 1769 |
| | - 1995 | 6047 | 894 | 1221 | 833 | 5074 | 6 | 73 | 90 | 2288 | 2150 | 7435 | 1652 |
| Absorptions | - Current Month | 959 | 189 | 187 | 214 | 882 | 0 | 0 | 0 | 114 | 401 | 996 | 254 |
| | - 3 Month Average | 928 | 103 | 117 | 69 | 145 | 0 | 4 | 30 | 91 | 216 | 240 | 148 |
| | - 12 Month Average | 645 | 82 | 158 | 68 | 184 | 1 | 9 | 8 | 147 | 235 | 340 | 130 |

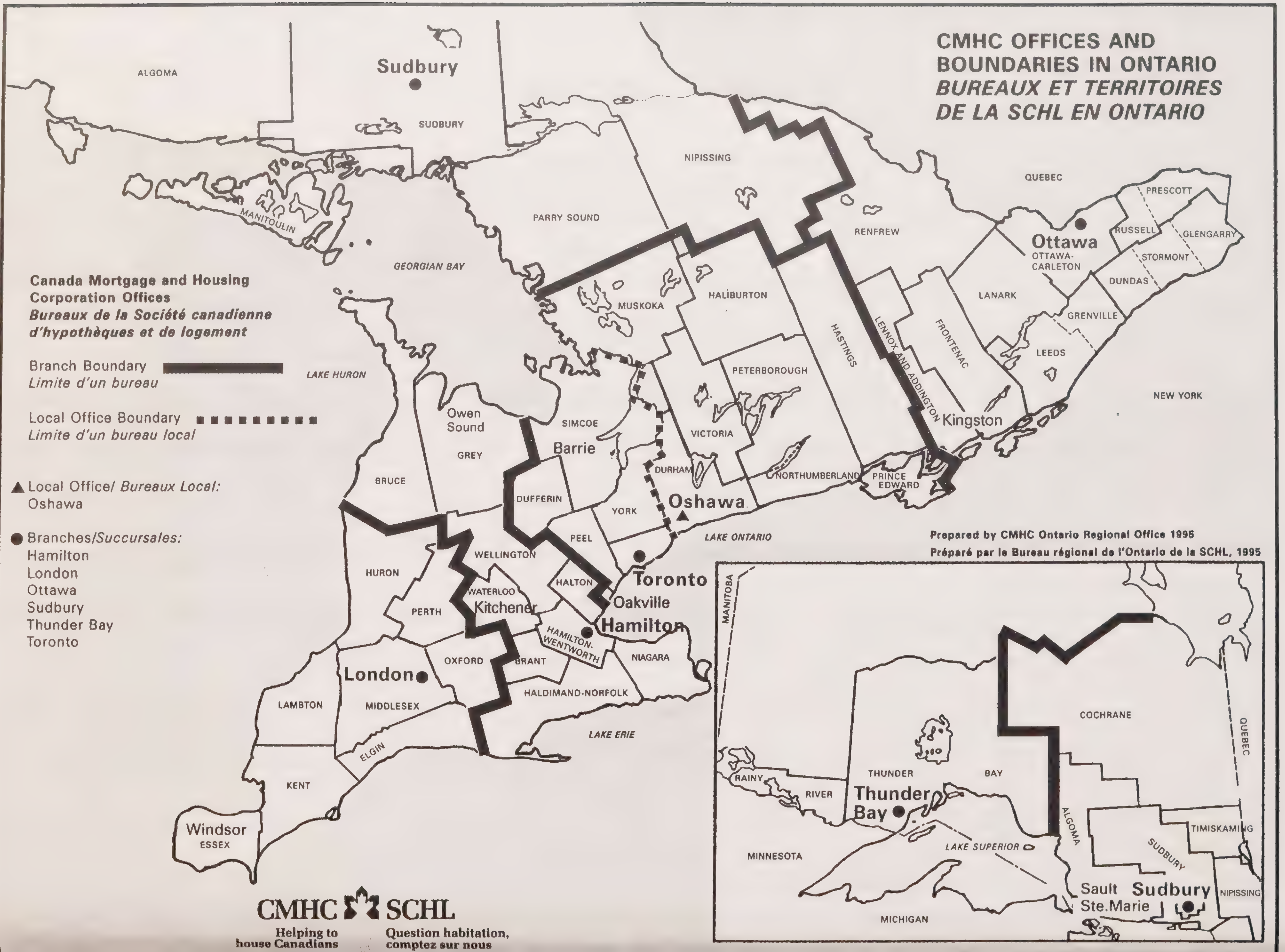
| | | OWNERSHIP | | | | | RENTAL | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | FREEHOLD | | | CONDOMINIUM | | PRIVATE | | ASSISTED | | TOTAL | TOTAL | GRAND |
| ETROPOLITAN TORONTO | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | ROW | APT | TOTAL |
| ending Starts | | 215 | 107 | 124 | 16 | 823 | 0 | 9 | 0 | 0 | 140 | 832 | 1294 |
| TARTS | - Current Month | 131 | 10 | 47 | 104 | 0 | 0 | 0 | 0 | 0 | 151 | 0 | 292 |
| | - Year-To-Date 1996 | 778 | 116 | 242 | 166 | 1203 | 0 | 58 | 9 | 682 | 417 | 1943 | 3254 |
| | - Year-To-Date 1995 | 609 | 76 | 52 | 13 | 1901 | 6 | 8 | 5 | 1308 | 76 | 3217 | 3978 |
| nder Construction | - 1996 | 650 | 78 | 226 | 166 | 2484 | 0 | 77 | 5 | 1040 | 397 | 3601 | 4726 |
| | - 1995 | 496 | 72 | 36 | 7 | 2508 | 6 | 48 | 0 | 1770 | 49 | 4326 | 4943 |
| OMPLETIONS | - Current Month | 74 | 8 | 17 | 0 | 813 | 0 | 0 | 0 | 29 | 17 | 842 | 941 |
| | - Year-To-Date 1996 | 620 | 100 | 118 | 7 | 2268 | 6 | 90 | 90 | 1269 | 221 | 3627 | 4568 |
| | - Year-To-Date 1995 | 620 | 60 | 63 | 17 | 519 | 4 | 158 | 5 | 1221 | 89 | 1898 | 2667 |
| ompleted & Not Absorbed | - 1996 | 89 | 40 | 11 | 4 | 252 | 0 | 0 | 0 | 50 | 15 | 302 | 446 |
| | - 1995 | 115 | 21 | 6 | 19 | 475 | 0 | 3 | 0 | 0 | 25 | 478 | 639 |
| otal Supply | - 1996 | 954 | 225 | 361 | 186 | 3559 | 0 | 86 | 5 | 1090 | 552 | 4735 | 6466 |
| | - 1995 | 816 | 130 | 63 | 26 | 4671 | 6 | 59 | 90 | 1770 | 185 | 6500 | 7631 |
| bsorptions | - Current Month | 74 | 4 | 21 | 2 | 851 | 0 | 0 | 0 | 32 | 23 | 883 | 984 |
| | - 3 Month Average | 72 | 14 | 18 | 3 | 112 | 0 | 2 | 30 | 61 | 51 | 175 | 312 |
| | - 12 Month Average | 64 | 9 | 10 | 2 | 160 | 1 | 8 | 8 | 118 | 21 | 286 | 380 |
| ORK REGION | | | | | | | | | | | | | |
| nding Starts | | 660 | 50 | 34 | 56 | 0 | 0 | 0 | 0 | 0 | 90 | 0 | 800 |
| TARTS | - Current Month | 362 | 6 | 47 | 0 | 0 | 0 | 5 | 0 | 0 | 47 | 5 | 420 |
| | - Year-To-Date 1996 | 3091 | 220 | 413 | 289 | 102 | 3 | 5 | 0 | 81 | 705 | 188 | 4204 |
| | - Year-To-Date 1995 | 2203 | 126 | 447 | 458 | 291 | 0 | 0 | 0 | 0 | 905 | 291 | 3525 |
| der Construction | - 1996 | 2162 | 204 | 395 | 208 | 0 | 0 | 13 | 0 | 81 | 603 | 94 | 3063 |
| | - 1995 | 1484 | 74 | 191 | 431 | 139 | 0 | 8 | 0 | 0 | 622 | 147 | 2327 |
| OMPLETIONS | - Current Month | 310 | 12 | 59 | 147 | 0 | 0 | 0 | 0 | 0 | 206 | 0 | 528 |
| | - Year-To-Date 1996 | 2491 | 102 | 238 | 475 | 244 | 0 | 6 | 0 | 0 | 713 | 250 | 3556 |
| | - Year-To-Date 1995 | 2942 | 170 | 508 | 84 | 694 | 0 | 72 | 23 | 267 | 615 | 1033 | 4760 |
| mpleted & Not Absorbed | - 1996 | 100 | 40 | 5 | 7 | 189 | 0 | 0 | 0 | 0 | 12 | 189 | 341 |
| | - 1995 | 110 | 29 | 12 | 10 | 249 | 0 | 1 | 0 | 1 | 22 | 251 | 412 |
| tal Supply | - 1996 | 2922 | 294 | 434 | 271 | 189 | 0 | 13 | 0 | 81 | 705 | 283 | 4204 |
| | - 1995 | 2146 | 135 | 207 | 460 | 388 | 0 | 14 | 0 | 109 | 667 | 511 | 3459 |
| sorptions | - Current Month | 315 | 13 | 54 | 144 | 31 | 0 | 0 | 0 | 0 | 198 | 31 | 557 |
| | - 3 Month Average | 339 | 11 | 15 | 32 | 34 | 0 | 2 | 0 | 0 | 47 | 36 | 433 |
| | - 12 Month Average | 244 | 12 | 38 | 33 | 23 | 0 | 1 | 0 | 0 | 71 | 24 | 351 |
| EL REGION | | | | | | | | | | | | | |
| nding Starts | | 292 | 162 | 83 | 145 | 0 | 0 | 0 | 0 | 0 | 228 | 0 | 682 |
| ARTS | - Current Month | 371 | 46 | 28 | 107 | 0 | 0 | 0 | 0 | 0 | 135 | 0 | 552 |
| | - Year-To-Date 1996 | 2737 | 724 | 590 | 851 | 0 | 0 | 0 | 10 | 0 | 1451 | 0 | 4912 |
| | - Year-To-Date 1995 | 1884 | 388 | 875 | 264 | 0 | 0 | 0 | 0 | 339 | 1139 | 339 | 3750 |
| der Construction | - 1996 | 1635 | 480 | 633 | 810 | 0 | 0 | 0 | 10 | 160 | 1453 | 160 | 3728 |
| | - 1995 | 1123 | 312 | 499 | 189 | 0 | 0 | 0 | 0 | 339 | 688 | 339 | 2462 |
| MPLETIONS | - Current Month | 390 | 162 | 50 | 60 | 0 | 0 | 0 | 0 | 82 | 110 | 82 | 744 |
| | - Year-To-Date 1996 | 2243 | 584 | 767 | 264 | 0 | 0 | 1 | 0 | 339 | 1031 | 340 | 4198 |
| | - Year-To-Date 1995 | 2313 | 448 | 571 | 463 | 0 | 0 | 0 | 0 | 471 | 1034 | 471 | 4266 |
| mpleted & Not Absorbed | - 1996 | 37 | 11 | 12 | 8 | 0 | 0 | 0 | 0 | 0 | 20 | 0 | 68 |
| | - 1995 | 80 | 27 | 5 | 22 | 0 | 0 | 0 | 0 | 6 | 27 | 6 | 140 |
| al Supply | - 1996 | 1964 | 653 | 728 | 963 | 0 | 0 | 0 | 10 | 160 | 1701 | 160 | 4478 |
| | - 1995 | 1998 | 485 | 675 | 218 | 0 | 0 | 0 | 0 | 345 | 893 | 345 | 3721 |
| sorptions | - Current Month | 402 | 162 | 56 | 52 | 0 | 0 | 0 | 0 | 82 | 108 | 82 | 754 |
| | - 3 Month Average | 312 | 65 | 62 | 28 | 0 | 0 | 0 | 0 | 29 | 90 | 29 | 496 |
| | - 12 Month Average | 202 | 46 | 73 | 28 | 0 | 0 | 0 | 0 | 23 | 101 | 23 | 372 |

OCTOBER 1996

| HALTON REGION | | OWNERSHIP | | | | | RENTAL | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | FREEHOLD | | | CONDOMINIUM | | PRIVATE | | ASSISTED | | TOTAL | TOTAL | GRAND |
| | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | ROW | APT | TOTAL |
| Pending Starts | | 165 | 58 | 124 | 0 | 0 | 0 | 60 | 0 | 0 | 124 | 60 | 407 |
| STARTS | - Current Month | 103 | 42 | 131 | 33 | 51 | 0 | 0 | 0 | 0 | 164 | 51 | 360 |
| | - Year-To-Date 1996 | 969 | 114 | 349 | 324 | 73 | 0 | 48 | 0 | 0 | 673 | 121 | 1877 |
| | - Year-To-Date 1995 | 551 | 16 | 124 | 85 | 72 | 0 | 0 | 0 | 0 | 209 | 72 | 848 |
| Under Construction | - 1996 | 576 | 100 | 336 | 317 | 73 | 0 | 48 | 0 | 0 | 653 | 121 | 1450 |
| | - 1995 | 352 | 12 | 171 | 114 | 72 | 0 | 0 | 0 | 0 | 285 | 72 | 721 |
| COMPLETIONS | - Current Month | 109 | 14 | 75 | 6 | 0 | 0 | 0 | 0 | 0 | 81 | 0 | 204 |
| | - Year-To-Date 1996 | 790 | 26 | 213 | 157 | 0 | 0 | 0 | 0 | 0 | 370 | 0 | 1186 |
| | - Year-To-Date 1995 | 754 | 42 | 248 | 255 | 0 | 0 | 0 | 55 | 59 | 558 | 59 | 1413 |
| Completed & Not Absorbed | - 1996 | 50 | 7 | 14 | 3 | 10 | 0 | 0 | 0 | 0 | 17 | 10 | 84 |
| | - 1995 | 37 | 7 | 9 | 20 | 32 | 0 | 0 | 0 | 1 | 29 | 33 | 106 |
| Total Supply | - 1996 | 791 | 165 | 474 | 320 | 83 | 0 | 108 | 0 | 0 | 794 | 191 | 1941 |
| | - 1995 | 569 | 41 | 311 | 202 | 104 | 0 | 0 | 0 | 1 | 513 | 105 | 1228 |
| Absorptions | - Current Month | 109 | 12 | 66 | 10 | 0 | 0 | 0 | 0 | 0 | 76 | 0 | 197 |
| | - 3 Month Average | 115 | 1 | 6 | 29 | 0 | 0 | 0 | 0 | 0 | 35 | 0 | 151 |
| | - 12 Month Average | 75 | 2 | 12 | 18 | 8 | 0 | 0 | 0 | 0 | 30 | 8 | 115 |
| **DURHAM REGION** | | | | | | | | | | | | | |
| Pending Starts | | 404 | 82 | 57 | 0 | 0 | 0 | 0 | 0 | 0 | 57 | 0 | 543 |
| STARTS | - Current Month | 210 | 10 | 11 | 48 | 116 | 0 | 0 | 0 | 0 | 59 | 116 | 395 |
| | - Year-To-Date 1996 | 1759 | 132 | 267 | 209 | 116 | 0 | 0 | 0 | 0 | 476 | 116 | 2483 |
| | - Year-To-Date 1995 | 1243 | 122 | 202 | 0 | 0 | 0 | 0 | 0 | 39 | 202 | 39 | 1606 |
| Under Construction | - 1996 | 950 | 62 | 95 | 185 | 116 | 0 | 0 | 0 | 0 | 280 | 116 | 1408 |
| | - 1995 | 665 | 82 | 131 | 0 | 0 | 0 | 0 | 0 | 102 | 131 | 102 | 980 |
| COMPLETIONS | - Current Month | 185 | 6 | 51 | 6 | 0 | 0 | 0 | 0 | 0 | 57 | 0 | 248 |
| | - Year-To-Date 1996 | 1499 | 138 | 504 | 26 | 0 | 0 | 0 | 0 | 75 | 530 | 75 | 2242 |
| | - Year-To-Date 1995 | 1489 | 72 | 228 | 133 | 155 | 0 | 4 | 8 | 176 | 369 | 335 | 2265 |
| Completed & Not Absorbed | - 1996 | 205 | 15 | 8 | 2 | 12 | 0 | 1 | 0 | 0 | 10 | 13 | 243 |
| | - 1995 | 217 | 45 | 23 | 11 | 24 | 0 | 5 | 0 | 0 | 34 | 29 | 325 |
| Total Supply | - 1996 | 1559 | 159 | 160 | 187 | 128 | 0 | 1 | 0 | 0 | 347 | 129 | 2194 |
| | - 1995 | 1261 | 138 | 260 | 53 | 24 | 0 | 5 | 0 | 150 | 313 | 179 | 1891 |
| Absorptions | - Current Month | 186 | 7 | 46 | 6 | 3 | 0 | 0 | 0 | 0 | 52 | 3 | 248 |
| | - 3 Month Average | 215 | 15 | 32 | 6 | 0 | 0 | 0 | 0 | 16 | 38 | 16 | 284 |
| | - 12 Month Average | 140 | 15 | 43 | 2 | 1 | 0 | 0 | 0 | 13 | 45 | 14 | 214 |
| **OSHAWA CMA** | | | | | | | | | | | | | |
| Pending Starts | | 153 | 72 | 53 | 0 | 0 | 0 | 0 | 0 | 0 | 53 | 0 | 278 |
| STARTS | - Current Month | 123 | 4 | 8 | 32 | 0 | 0 | 0 | 0 | 0 | 40 | 0 | 167 |
| | - Year-To-Date 1996 | 918 | 50 | 94 | 122 | 0 | 0 | 0 | 0 | 0 | 216 | 0 | 1184 |
| | - Year-To-Date 1995 | 890 | 18 | 202 | 0 | 0 | 0 | 0 | 0 | 39 | 202 | 39 | 1149 |
| Under Construction | - 1996 | 447 | 26 | 57 | 124 | 0 | 0 | 0 | 0 | 0 | 181 | 0 | 654 |
| | - 1995 | 405 | 4 | 131 | 0 | 0 | 0 | 0 | 0 | 39 | 131 | 39 | 579 |
| COMPLETIONS | - Current Month | 103 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 105 |
| | - Year-To-Date 1996 | 885 | 28 | 161 | 0 | 0 | 0 | 0 | 0 | 27 | 161 | 27 | 1101 |
| | - Year-To-Date 1995 | 922 | 36 | 114 | 36 | 0 | 0 | 4 | 8 | 94 | 158 | 98 | 1214 |
| Completed & Not Absorbed | - 1996 | 81 | 5 | 0 | 0 | 12 | 0 | 1 | 0 | 0 | 0 | 13 | 99 |
| | - 1995 | 77 | 3 | 16 | 8 | 16 | 0 | 5 | 0 | 0 | 24 | 21 | 125 |
| Total Supply | - 1996 | 681 | 103 | 110 | 124 | 12 | 0 | 1 | 0 | 0 | 234 | 13 | 1031 |
| | - 1995 | 704 | 18 | 180 | 8 | 16 | 0 | 5 | 0 | 39 | 188 | 60 | 970 |
| Absorptions | - Current Month | 102 | 1 | 2 | 0 | 3 | 0 | 0 | 0 | 0 | 2 | 3 | 108 |
| | - 3 Month Average | 124 | 6 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 0 | 142 |
| | - 12 Month Average | 82 | 2 | 19 | 1 | 0 | 0 | 0 | 0 | 3 | 20 | 3 | 107 |


Lake Simcoe
GEORGINA ISLANDS
GEORGINA
NEW TECUMSETH
BRADFORD WEST GWILLIM-BURY
EAST GWILLIMBURY
UXBRIDGE
NEW-MARKET
AURORA
WHITCHURCH-STOUFFVILLE
ORANGEVILLE
KING
CALEDON
RICHMOND HILL
VAUGHAN
MARKHAM
PICKERING
AJAX
BRAMPTON
HALTON HILLS
North York
METROPOLITAN
Scarborough
Etobicoke
York
E. York
Toronto
TORONTO
MISSISSAUGA
MILTON
OAKVILLE
N
Lake Ontario
0 6 12 km
0 4 8 mi.

# TORONTO CMA


CMHC OFFICES AND
BOUNDARIES IN ONTARIO
BUREAUX ET TERRITOIRES
DE LA SCHL EN ONTARIO
Canada Mortgage and Housing
Corporation Offices
Bureaux de la Société canadienne
d'hypothèques et de logement
Branch Boundary
Limite d'un bureau
Local Office Boundary
Limite d'un bureau local
Local Office/ Bureaux Local:
Oshawa
Branches/Succursales:
Hamilton
London
Ottawa
Sudbury
Thunder Bay
Toronto
ALGOMA
Sudbury
SUDBURY
MANITOULIN
GEORGIAN BAY
LAKE HURON
PARRY SOUND
NIPISSING
QUEBEC
PRESCOTT
RUSSELL
GLENGARRY
Ottawa
OTTAWA-CARLETON
STORMONT
DUNDAS
RENFREW
LANARK
GRENVILLE
LEEDS
NEW YORK
MUSKOKA
HALIBURTON
HASTINGS
LENNOX AND ADDINGTON
FRONTENAC
Kingston
PETERBOROUGH
VICTORIA
SIMCOE
Barrie
Owen Sound
GREY
BRUCE
DURHAM
NORTHUMBERLAND
PRINCE EDWARD
DUFFERIN
YORK
Oshawa
PEEL
LAKE ONTARIO
WELLINGTON
HURON
WATERLOO
Kitchener
HALTON
Toronto
Oakville
Hamilton
PERTH
HAMILTON-WENTWORTH
NIAGARA
OXFORD
BRANT
London
LAMBTON
MIDDLESEX
HALDIMAND-NORFOLK
LAKE ERIE
ELGIN
KENT
Windsor
ESSEX
Prepared by CMHC Ontario Regional Office 1995
Préparé par le Bureau régional de l'Ontario de la SCHL, 1995
MANITOBA
COCHRANE
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BAY
RAINY
RIVER
Thunder Bay
ALGOMA
TIMISKAMING
SUDBURY
LAKE SUPERIOR
MINNESOTA
Sault Ste.Marie
Sudbury
NIPISSING
MICHIGAN
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Question habitation, comptez sur nous

CMHC SCHL
Helping to house Canadians

November 1996

# LOCAL HOUSING MARKET REPORT

## TORONTO BRANCH

# STAY INFORMED WITH CMHC MARKET ANALYSIS PUBLICATIONS

**CMHC is your primary source of housing market information and analysis.**

The following reports are published by CMHC's Toronto Branch. Where no prices are shown, the reports are free of charge. For these reports, please contact Beverly Doucette at 416-789-8708. Items indicated with an asterisk (*) are also available for most centres across Canada. Contact us for more information.

***LOCAL HOUSING MARKET REPORT** -- This monthly report summarizes statistics on housing and the economy. The reports contain comment, analysis, and topical issues pertaining to local housing markets. At the Toronto Branch, this report covers areas west to Oakville, north to Huntsville, and east to Belleville.

***RENTAL MARKET REPORT** -- This report provides current vacancy and rent statistics of local markets. The report is based on a survey of privately and publicly initiated apartment and row structures of three or more units offered for rent. The report is produced annually and is available for the Toronto CMA, the Oshawa CMA, and the Barrie and Peterborough areas at the Toronto Branch. FastFaxes with vacancy and rent information for private apartments are now available at a cost of $15 + GST per area. Printed reports will be available in February 1997 ($20 + GST).

***HOUSING MARKET OUTLOOK** -- This report replaces the current Housing Forecast. Each report analyzes and forecasts the most recent movements in the resale and new housing markets. Market trends include local MLS activity, average prices, factors affecting the local economy, forecast for housing starts and new home prices, sales levels and mortgage rates. It is produced three times a year. At the Toronto Branch, it is available for the Toronto CMA. Single copies are $10 + GST and a one year, 3 issue subscription for only $24 + GST. Twice per year reports are available for Oshawa, Barrie and Peterborough ($20 + GST per year).

**RETIREMENT HOME SURVEY** -- An annual report produced to indicate the state of the retirement home market in the Toronto Branch Territory. Vacancy rates, per diem rates, supply and demand factors, and new construction of retirement homes are summarized. ($25)

**CONDOMINIUM SURVEY** -- This annual report is produced for the Toronto CMA as a supplement to the Rental Market Survey to determine rental vacancy rates in condominiums, price and rent per square foot, and new supply. ($20)

**LAND SUPPLY SURVEY** -- This report is produced in conjunction with the Ministry of Housing and area municipalities. It monitors the active, draft-approved, and registered plans of subdivision and residential land availability. Long term potential demand is discussed to indicate the duration of land supply. It is an annual report available for the Greater Toronto Area. ($40)

**MULTIPLE UNIT PROGRESS REPORTS** -- This report is a quarterly listing of multiple unit projects currently approved and under construction in the Toronto Branch. ($15 for a single issue or $40 annually)

**DETAILED LOCAL HOUSING MARKET REPORT TABLES** -- These are statistical tables for the area municipalities and are available monthly ($20 for a single issue or $100 annually). These are also available by fax (for $150 annually).

**DETAILED RENTAL MARKET REPORT TABLES** -- These are statistical tables which include vacancies by age of structure, average rents by age of structure, and vacancy rates by rent range. They are available for Toronto (covering each of 31 zones -- $30), Oshawa (covering each of 4 zones -- $15), Barrie ($10), Peterborough ($10), and Belleville ($10).

# TORONTO BRANCH
# LOCAL HOUSING MARKET REPORT
# NOVEMBER 1996

CANADA MORTGAGE
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## HIGHLIGHTS - November 1996

- Mortgage rates slide to record lows.
- November employment continues a string of improvements that began in August.
- Toronto housing starts bounce back from declines in October.
- The pace of the resale market is accelerating as seasonally adjusted sales of existing homes post a new record.
- Strong sales and stable listings lead to an increasing seasonally adjusted sales to listings ratio, planting the resale market firmly in "Sellers' Market" territory.
- The Toronto CMA apartment vacancy rate was 1.2% in October 1996, up from 0.8% in 1995. See CMHC News.
- The 1996 Housing Conference was a unanimous success. Conference binders, including pertinent information on the housing market, are available for purchase. See CMHC News.
- The new 1996 GTA Land Inventory Survey was released in early November. This report now includes 9 colour maps illustrating the lot supply variation around the GTA. See CMHC News.
- The new 1996 Condominium Survey was released in November. This report features new estimates of prices, rents and condo fees for each of 31 zones around the Toronto area. See CMHC News.

For further information concerning any of the contents of this report or for more information on housing, please contact the Market Analyst, Toronto Branch Market Analysis Department, (416) 789-8708

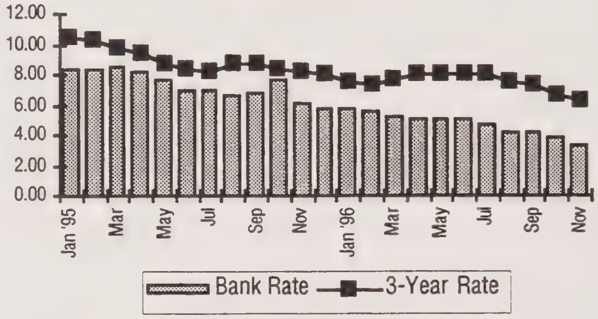
## ECONOMIC INDICATORS

Canadian bank rates have been on a downward trend since March 1996, reaching a low of 3.25% this month. U.S. employment figures were lower than expected for November, causing the Federal Reserve to stand pat on interest rates. This has left the Bank of Canada with room to manipulate the lending rate range. Combined with a strong trade scenario, rates have fallen to record lows, translating into rock-bottom mortgage rates. One-year, 3-year and 5-year mortgage rates have fallen to 5.19%, 6.19% and 6.94% over the last month, respectively.

The inflation rate in Toronto, as measured by the Consumer Price Index (CPI) jumped to a 2.3% year over-year rate. Much of the increase in the CPI was due to significant boosts to insurance premiums and tuition fees. The New House Price Index (NHPI) edged up to 135.9 from 135.6 last month, largely in response to extremely active new housing markets this month.

Toronto CMA employment rose by a very strong 14,000 (SA) jobs in November, continuing a string of improvements that began in August. Despite this latest improvement, the unemployment rate remained stable at 9.1%.

**BANK RATE / 3-YEAR MORTGAGE RATE**
Monthly, 1995 - 1996




### ECONOMIC INDICATORS

| YEAR - MONTH | | INTEREST and EXCHANGE RATES (at month's end) Bank Rate | Mtge. Rate 3 Yr. Inst. | Exch. Rate ($Cdn/$US) | CPI All Items Toronto 1986=100 | NHPI Toronto 1986=100 | TORONTO and OSHAWA CMAs EMPLOYMENT RATIO (%) Toronto | EMPLOYMENT RATIO (%) Oshawa | UNEMPLOYMENT RATE (%) Toronto | UNEMPLOYMENT RATE (%) Oshawa |
|---|---|---|---|---|---|---|---|---|---|---|
| 1995 | January | 8.38 | 10.36 | 70.68 | 134.0 | 137.8 | 61.2 | 65.4 | 9.0 | 7.1 |
| | February | 8.38 | 10.22 | 71.74 | 134.5 | 138.3 | 61.6 | 65.0 | 8.8 | 7.0 |
| | March | 8.47 | 9.70 | 72.59 | 134.6 | 138.7 | 61.8 | 64.3 | 8.7 | 7.2 |
| | April | 8.17 | 9.42 | 73.37 | 134.7 | 138.3 | 61.7 | 63.6 | 8.7 | 7.5 |
| | May | 7.71 | 8.73 | 73.02 | 135.4 | 138.2 | 61.4 | 63.6 | 8.9 | 7.7 |
| | June | 6.97 | 8.38 | 72.67 | 135.5 | 137.5 | 61.2 | 63.6 | 8.9 | 8.1 |
| | July | 6.87 | 8.18 | 73.52 | 135.6 | 138.0 | 61.3 | 63.3 | 8.9 | 8.9 |
| | August | 6.59 | 8.63 | 74.46 | 135.3 | 137.9 | 61.4 | 62.7 | 8.6 | 9.7 |
| | September | 6.71 | 8.63 | 74.01 | 135.8 | 137.9 | 61.5 | 62.4 | 8.5 | 10.2 |
| | October | 7.65 | 8.25 | 73.22 | 135.6 | 137.4 | 61.6 | 62.4 | 8.2 | 10.0 |
| | November | 6.07 | 8.00 | 73.62 | 135.8 | 136.9 | 61.8 | 61.6 | 7.9 | 9.9 |
| | December | 5.79 | 8.03 | 73.49 | 135.6 | 137.5 | 61.7 | 61.7 | 8.0 | 9.0 |
| **AVERAGE** | | **7.31** | **8.88** | **73.03** | **135.2** | **137.9** | **61.5** | **63.3** | **8.6** | **8.5** |
| 1996 | January | 5.74 | 7.56 | 72.63 | 135.9 | 137.6 | 61.4 | 61.4 | 8.3 | 8.3 |
| | February | 5.50 | 7.25 | 72.88 | 136.3 | 136.3 | 61.4 | 62.1 | 8.7 | 8.0 |
| | March | 5.25 | 7.64 | 73.38 | 136.8 | 136.5 | 61.4 | 61.7 | 9.0 | 9.9 |
| | April | 5.00 | 7.98 | 73.30 | 137.1 | 136.0 | 61.5 | 62.2 | 9.2 | 10.4 |
| | May | 5.00 | 7.98 | 73.09 | 137.3 | 135.7 | 61.2 | 62.2 | 9.4 | 10.8 |
| | June | 5.00 | 7.99 | 73.38 | 137.2 | 135.9 | 61.0 | 62.5 | 9.5 | 9.6 |
| | July | 4.75 | 7.99 | 72.86 | 137.2 | 135.9 | 60.9 | 62.3 | 9.7 | 9.9 |
| | August | 4.25 | 7.44 | 73.13 | 137.5 | 135.9 | 61.1 | 63.0 | 9.4 | 9.8 |
| | September | 4.25 | 7.37 | 73.12 | 137.9 | 135.6 | 61.1 | 63.3 | 9.2 | 9.8 |
| | October | 3.75 | 6.60 | 74.32 | 138.3 | 135.9 | 61.2 | 62.8 | 9.1 | 9.9 |
| | November | 3.25 | 6.19 | 74.23 | 138.9 | ----- | 61.5 | 62.2 | 9.1 | 10.1 |

SOURCE: Bank of Canada, CMHC, Statistics Canada

Note: Employment Ratios and Unemployment figures are seasonally-adjusted 3 month moving averages; NHPI excludes GST

## HOUSING STARTS SUMMARY

The Toronto CMA new home market has remained active through November, posting an increase in starts to 2,370 homes this month, a 12.5% increase over October starts. Much of the month-month boost was due to strength in multiple construction, which jumped 42.4% to 1,094 units from 768 last month. November single construction continues the declining trend set in October. This month, 1,276 single-detached homes were built, compared to 1,339 in October. Starts were led by construction in York and Peel Regions, which posted 629 and 463 total starts, respectively.

### HOUSING STARTS - CMHC TORONTO BRANCH

| MONTH | — SINGLES — | | — MULTIPLES — | | — TOTAL — | | |
|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | 1995 | 1996 | 1995 | 1996 | Percent Change |
| January | 618 | 633 | 548 | 553 | 1,166 | 1,186 | +1.7% |
| February | 532 | 407 | 732 | 473 | 1,264 | 880 | -30.4% |
| March | 483 | 627 | 947 | 375 | 1,430 | 1,002 | -29.9% |
| April | 822 | 955 | 919 | 386 | 1,741 | 1,341 | -23.0% |
| May | 913 | 1,342 | 618 | 1,098 | 1,531 | 2,440 | +59.4% |
| June | 1,186 | 1,537 | 844 | 714 | 2,030 | 2,251 | +10.9% |
| July | 584 | 1,418 | 635 | 733 | 1,219 | 2,151 | +76.5% |
| August | 719 | 1,190 | 875 | 655 | 1,594 | 1,845 | +15.7% |
| September | 937 | 1,474 | 1,007 | 1,414 | 1,944 | 2,888 | +48.6% |
| October | 872 | 1,339 | 483 | 768 | 1,355 | 2,107 | +55.5% |
| November | 838 | 1,276 | 1,428 | 1,094 | 2,266 | 2,370 | +4.6% |
| December | 860 | | 1,344 | | 2,204 | | |
| **Total** | **9,364** | **12,198** | **10,380** | **8,263** | **19,744** | **20,461** | |

Source: CMHC

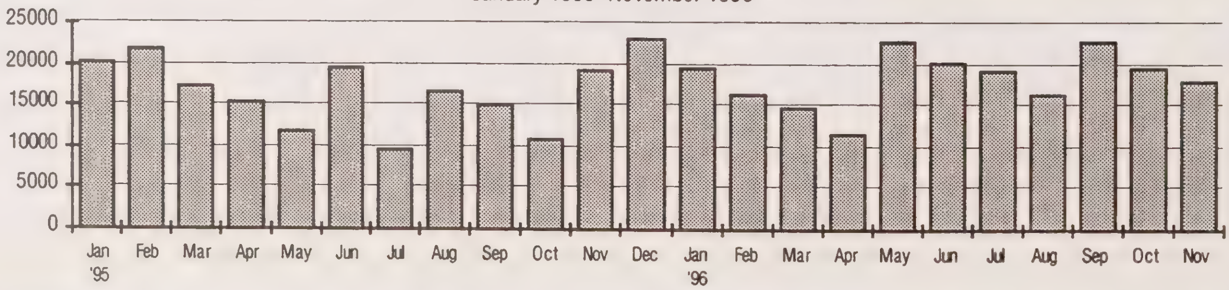
The pace of Toronto CMA starts has declined, measured as seasonally adjusted annual rates. In November, construction fell to 18,100 SAAR, a 7.2% drop over October's figure of 19,500. This dip is due to lower construction in both the single and multiple segments. Construction of single-detached homes fell slightly to 10,500 SAAR from 10,900 SAAR in October, a 3.7% decrease. Multiple starts dropped 11.6% to 7,600 SAAR this month from 8,600 SAAR last month. Mississauga and Brampton recorded the highest total starts figures this month, with 236 and 208 units, respectively.

## STARTS IN THE TORONTO CMA
### 1995-1996

| | OWNERSHIP | | | | | RENTAL | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | Private | | Assisted | | Total | Total | GRAND | |
| | Single | Semi | Row | Row | Apt. | Row | Apt. | Row | Apt. | Row | Apt. | TOTAL | SAAR |
| **1995** | | | | | | | | | | | | | |
| Jan | 446 | 34 | 57 | 128 | 236 | 0 | 0 | 5 | 48 | 190 | 284 | 954 | 20100 |
| Feb | 456 | 2 | 221 | 25 | 300 | 0 | 0 | 0 | 175 | 246 | 475 | 1179 | 21700 |
| Mar | 375 | 34 | 154 | 22 | 563 | 0 | 0 | 0 | 154 | 176 | 717 | 1302 | 17400 |
| Apr | 669 | 130 | 352 | 42 | 139 | 0 | 0 | 0 | 221 | 394 | 360 | 1553 | 15500 |
| May | 687 | 98 | 95 | 72 | 50 | 0 | 0 | 0 | 100 | 167 | 150 | 1102 | 11700 |
| June | 875 | 80 | 169 | 14 | 224 | 0 | 0 | 0 | 261 | 183 | 485 | 1623 | 19400 |
| July | 391 | 40 | 21 | 229 | 0 | 0 | 2 | 0 | 229 | 250 | 231 | 912 | 9700 |
| Aug | 544 | 86 | 194 | 40 | 184 | 0 | 0 | 0 | 348 | 234 | 532 | 1396 | 16800 |
| Sep | 621 | 162 | 131 | 128 | 395 | 6 | 0 | 0 | 0 | 265 | 395 | 1443 | 15200 |
| Oct | 601 | 50 | 105 | 48 | 101 | 0 | 6 | 0 | 111 | 153 | 218 | 1022 | 10900 |
| Nov | 590 | 116 | 486 | 71 | 457 | 0 | 2 | 86 | 160 | 643 | 619 | 1968 | 19100 |
| Dec | 624 | 64 | 344 | 78 | 757 | 0 | 4 | 0 | 0 | 422 | 761 | 1871 | 23200 |
| **TOTAL** | **6879** | **896** | **2329** | **897** | **3406** | **6** | **14** | **91** | **1807** | **3323** | **5227** | **16325** | |
| **1996** | | | | | | | | | | | | | |
| Jan | 522 | 12 | 130 | 34 | 340 | 0 | 0 | 0 | 0 | 164 | 340 | 1038 | 19700 |
| Feb | 349 | 26 | 81 | 77 | 142 | 0 | 0 | 0 | 141 | 158 | 283 | 816 | 16300 |
| Mar | 535 | 40 | 18 | 41 | 0 | 3 | 0 | 15 | 271 | 77 | 271 | 923 | 14600 |
| Apr | 713 | 98 | 103 | 64 | 0 | 0 | 0 | 4 | 81 | 171 | 81 | 1063 | 11400 |
| May | 1,031 | 328 | 298 | 111 | 204 | 0 | 0 | 0 | 128 | 409 | 332 | 2100 | 22800 |
| June | 1,125 | 246 | 195 | 77 | 5 | 0 | 54 | 0 | 142 | 272 | 201 | 1844 | 20100 |
| July | 1,147 | 116 | 301 | 252 | 0 | 0 | 2 | 0 | 0 | 553 | 2 | 1818 | 19200 |
| Aug | 847 | 154 | 76 | 329 | 0 | 0 | 0 | 0 | 0 | 405 | 0 | 1406 | 16500 |
| Sep | 1,034 | 118 | 195 | 310 | 636 | 0 | 50 | 0 | 0 | 505 | 686 | 2343 | 22800 |
| Oct | 1,053 | 136 | 250 | 227 | 116 | 0 | 5 | 0 | 0 | 477 | 121 | 1787 | 19500 |
| Nov | 911 | 184 | 291 | 228 | 245 | 0 | 0 | 0 | 0 | 519 | 245 | 1859 | 18100 |
| **TOTAL** | **9267** | **1458** | **1938** | **1750** | **1688** | **3** | **111** | **19** | **763** | **3710** | **2562** | | |

Source: CMHC

### HOUSING STARTS, TORONTO CMA, SEASONALLY ADJUSTED AT ANNUAL RATES
January 1995 -November 1996



Construction activity across Canada did not mirror the declining pattern of Toronto CMA starts. Total housing starts reached the highest level in 1995 and 1996 with 138,200 SAAR units, a significant 17% jump over lagging construction last month. Multiple construction figured prominently in this increase, with starts rising 34.7% to 51,600 SAAR multiple units this month, from 38,300 SAAR in October. Single detached construction also showed significant improvements, jumping to 61,700 SAAR, a 12.4% rise over October's figure of 54,900 SAAR. Both Montreal and Vancouver showed a boost in November housing construction, rising to 10,600 SAAR and 16,300 SAAR respectively.

## HOUSING STARTS - CANADA

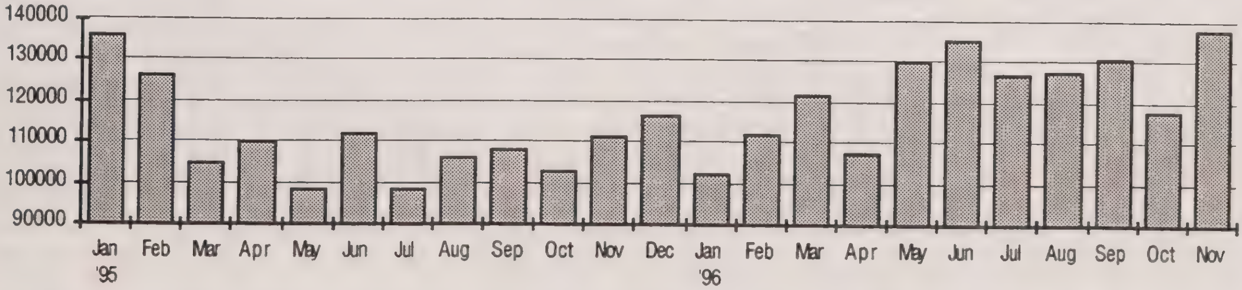
### Dwelling Units Seasonally Adjusted at Annual Rates (SAAR)

| YEAR/MONTH | URBAN AREAS | | | | | | OTHER AREAS (Quarterly) | GRAND TOTAL | Percent Change |
|---|---|---|---|---|---|---|---|---|---|
| | Singles | Percent Change | Multiples | Percent Change | Total | Percent Change | | | |
| **1995** | | | | | | | | | |
| January | 53,000 | -8.0% | 61,100 | 36.1% | 114,100 | 11.3% | 21,700 | 135,800 | 8.6% |
| February | 55,200 | 4.1% | 49,300 | -19.3% | 104,500 | -8.4% | 21,700 | 126,200 | -7.1% |
| March | 45,900 | -16.8% | 37,500 | -23.9% | 83,400 | -20.2% | 21,700 | 105,100 | -16.7% |
| April | 43,600 | -5.0% | 46,000 | 22.7% | 89,600 | 7.4% | 20,300 | 109,900 | 4.6% |
| May | 39,600 | -9.2% | 38,800 | -15.7% | 78,400 | -12.5% | 20,300 | 98,700 | -10.2% |
| June | 45,400 | 14.6% | 46,100 | 18.8% | 91,500 | 16.7% | 20,300 | 111,800 | 13.3% |
| July | 39,800 | -12.3% | 38,700 | -16.1% | 78,500 | -14.2% | 19,600 | 98,700 | -12.3% |
| August | 43,400 | 9.0% | 43,500 | 12.4% | 86,900 | 10.7% | 19,600 | 106,500 | 8.6% |
| September | 46,000 | 6.0% | 42,400 | 2.5% | 88,400 | 1.7% | 19,600 | 108,000 | 1.4% |
| October | 45,900 | -0.2% | 33,200 | -21.7% | 79,100 | -10.5% | 24,000 | 103,100 | -4.6% |
| November | 47,000 | 2.4% | 40,200 | 21.1% | 87,200 | 10.2% | 24,000 | 111,200 | 7.9% |
| December | 47,300 | 0.6% | 45,200 | 12.4% | 92,500 | 6.1% | 24,000 | 116,500 | 4.8% |
| **1996** | | | | | | | | | |
| January | 48,000 | 1.5% | 30,600 | -32.3% | 78,600 | -15.0% | 23,800 | 102,400 | -12.1% |
| February | 47,900 | -0.2% | 40,600 | 32.7% | 88,500 | 12.6% | 23,800 | 112,300 | 9.7% |
| March | 56,200 | 17.3% | 42,000 | 3.4% | 98,200 | 11.0% | 23,800 | 122,000 | 10.9% |
| April | 54,300 | -3.4% | 30,400 | -27.6% | 84,700 | -13.7% | 22,800 | 107,500 | -11.9% |
| May | 59,400 | 9.4% | 48,300 | 58.9% | 107,700 | 27.2% | 22,800 | 130,500 | 21.4% |
| June | 60,300 | 1.5% | 52,300 | 8.3% | 112,600 | 4.5% | 22,800 | 135,400 | 3.8% |
| July | 60,700 | 0.7% | 43,300 | -20.8% | 104,000 | -7.0% | 22,800 | 126,800 | -6.4% |
| August | 59,600 | -1.8% | 45,400 | 4.8% | 105,000 | 0.1% | 22,800 | 127,800 | 0.8% |
| September | 59,600 | 0.0% | 48,500 | 6.8% | 108,100 | 3.0% | 22,800 | 130,900 | 2.4% |
| October | 54,900 | -7.9% | 38,300 | -21.0% | 93,200 | -13.8% | 24,900 | 118,100 | -9.8% |
| November | 61,700 | 12.4% | 51,600 | 34.7% | 113,300 | 21.6% | 24,900 | 138,200 | 17.0% |

SOURCE: CMHC

## HOUSING STARTS - CANADA

Seasonally Adjusted at Annual Rates



## NEW HOME SALES

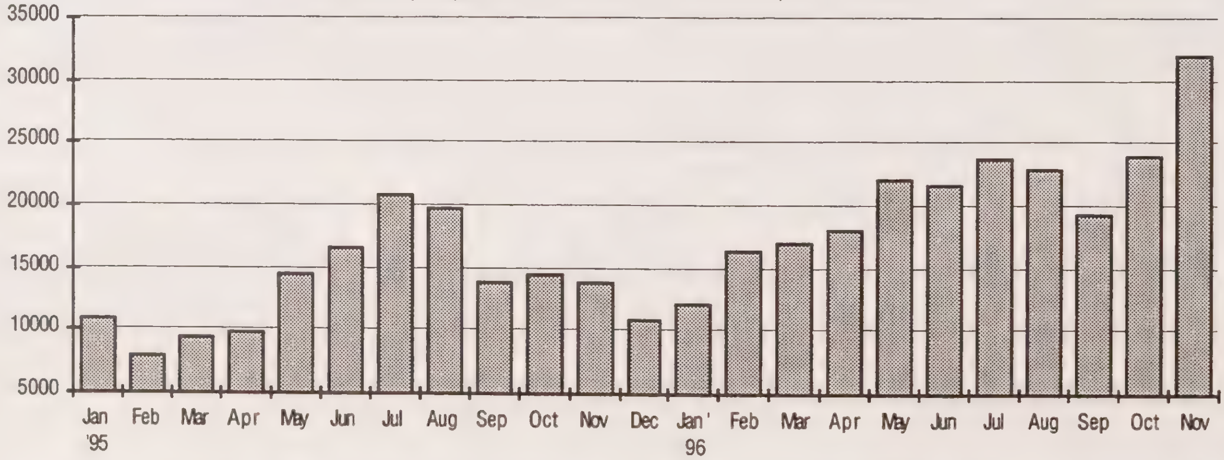
Strength in both single and multiple construction has boosted new home sales to the highest level reached this year. Total sales rose to 2,650 homes, a spectacular 126.1% higher than the level reached at the same time last year. On a seasonally adjusted basis, November sales also hit a 90's high at 32,100 SAAR. Freehold home sales surged to 24,300 SAAR this month from 18,800 SAAR in October. Condo sales bounced back from a slight decline from October's 5,200 SAAR to reach 7,700 SAAR in November.

### NEW HOME SALES - TORONTO AREA

| MONTH | FREEHOLD | | CONDOMINIUM | | TOTAL | | PERCENT CHANGE | SAAR | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | 1995 | 1996 | 1995 | 1996 | 1995-1996 | 1995 | 1996 |
| January | 493 | 665 | 372 | 315 | 865 | 980 | 13.3% | 11,000 | 12,200 |
| February | 586 | 1,249 | 232 | 438 | 818 | 1,687 | 106.2% | 8,000 | 16,400 |
| March | 652 | 1,298 | 360 | 551 | 1,012 | 1,849 | 82.7% | 9,500 | 17,000 |
| April | 636 | 1,176 | 291 | 510 | 927 | 1,686 | 81.9% | 9,900 | 18,000 |
| May | 611 | 1,157 | 453 | 467 | 1,064 | 1,624 | 52.6% | 14,500 | 22,200 |
| June | 789 | 1,055 | 388 | 453 | 1,177 | 1,508 | 28.1% | 16,700 | 21,600 |
| July | 856 | 941 | 350 | 465 | 1,206 | 1,406 | 16.6% | 20,800 | 23,900 |
| August | 824 | 1,065 | 474 | 428 | 1,298 | 1,493 | 15.0% | 19,700 | 23,000 |
| September | 851 | 1,192 | 381 | 526 | 1,232 | 1,718 | 39.4% | 13,900 | 19,400 |
| October | 957 | 1,646 | 425 | 619 | 1,382 | 2,265 | 63.9% | 14,500 | 24,000 |
| November | 688 | 1,949 | 484 | 701 | 1,172 | 2,650 | 126.1% | 13,900 | 32,100 |
| December | 447 | | 257 | | 704 | | | 11,000 | |
| **TOTAL** | **8,390** | **13,393** | **4,467** | **5,473** | **12,857** | **18,866** | | | |

SOURCE: Greater Toronto Home Builders' Association, Housing Data Report, prepared by Brethour Research Associates Limited; seasonal adjustment by CMHC.

**NEW HOME SALES**
Seasonally Adjusted Annual Rate, Toronto Area, 1995 - 1996



# RESALE ACTIVITY

November sales and listings activity has comfortably perched the Toronto CMA resale market well into "Sellers' Market" territory. Sales soared to 74,800 SAAR this month while listings fell slightly to 14,300 SA. This translates into a sales to listings ratio of 43.6% SA. The sales-to-listings ratio provides a good indicator of the demand and supply dynamics in the resale market. Typically, a sales-to-listings ratio in the 20%-30% range indicates a "Balanced Market" while ratios below this range signal movement towards a "Buyers' Market". With the sales-to-listings ratio above 40%, some upward price pressure could emerge in the coming months.

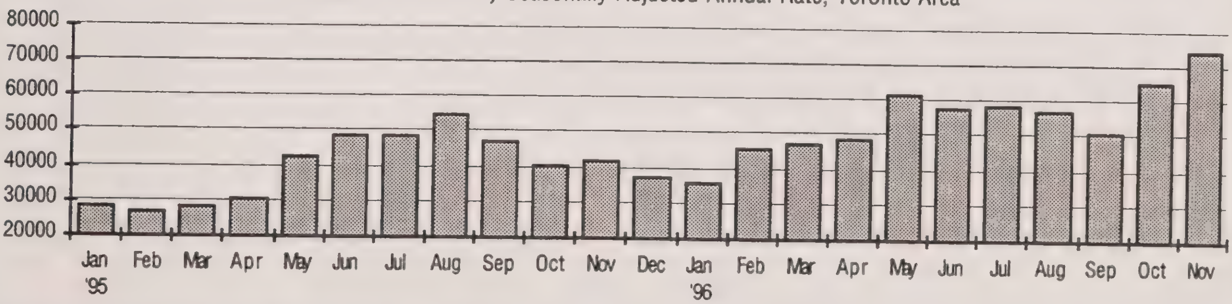
## RESALE ACTIVITY - TORONTO REAL ESTATE BOARD

| MONTH | 1995 | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Number of Sales | SAAR | Number Listings | Listing SA | Sales to Listings | Sales to Listings SA | Average Price | Median Price |
| January | 1,791 | 28,700 | 12,137 | 14,200 | 14.8% | 16.9% | $199,759 | $170,500 |
| February | 2,455 | 26,800 | 13,756 | 14,200 | 17.8% | 15.7% | $208,225 | $175,500 |
| March | 3,218 | 28,600 | 18,396 | 15,200 | 17.5% | 15.7% | $207,556 | $175,000 |
| April | 3,204 | 31,000 | 17,275 | 13,700 | 18.5% | 18.8% | $212,541 | $175,700 |
| May | 3,785 | 42,500 | 18,115 | 14,700 | 20.9% | 24.1% | $212,626 | $177,500 |
| June | 4,172 | 48,900 | 17,023 | 15,100 | 24.5% | 27.0% | $202,297 | $175,000 |
| July | 3,721 | 48,500 | 14,429 | 15,000 | 25.8% | 26.9% | $202,686 | $175,000 |
| August | 4,179 | 54,600 | 14,715 | 16,400 | 28.4% | 27.7% | $198,594 | $172,500 |
| September | 3,841 | 47,500 | 15,434 | 15,200 | 24.9% | 26.1% | $195,099 | $170,000 |
| October | 3,344 | 40,500 | 13,709 | 13,500 | 24.4% | 25.1% | $201,526 | $172,000 |
| November | 3,295 | 41,900 | 12,374 | 13,900 | 26.6% | 25.2% | $197,999 | $170,000 |
| December | 2,268 | 37,300 | 6,976 | 12,500 | 32.5% | 24.9% | $197,119 | $169,000 |
| **TOTAL Jan-Dec** | **39,273** | | | | | | **$203,028** | |

| MONTH | 1996 | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Number of Sales | SAAR | Number Listings | Listing SA | Sales to Listings | Sales to Listings SA | Average Price | Median Price |
| January | 2,222 | 35,700 | 12,805 | 15,000 | 17.4% | 19.9% | $195,169 | $166,000 |
| February | 4,207 | 46,000 | 15,263 | 15,800 | 27.6% | 24.3% | $192,406 | $169,000 |
| March | 5,350 | 47,500 | 16,985 | 14,000 | 31.5% | 28.3% | $197,523 | $171,000 |
| April | 5,070 | 49,100 | 16,139 | 12,800 | 31.4% | 31.9% | $198,445 | $173,000 |
| May | 5,514 | 61,900 | 18,295 | 14,900 | 30.1% | 34.7% | $201,847 | $176,000 |
| June | 4,979 | 58,300 | 15,742 | 13,900 | 31.6% | 34.9% | $204,392 | $175,000 |
| July | 4,539 | 59,100 | 14,873 | 15,400 | 30.5% | 31.9% | $199,856 | $172,500 |
| August | 4,372 | 57,100 | 13,731 | 15,300 | 31.8% | 31.0% | $197,622 | $173,000 |
| September | 4,123 | 51,000 | 14,289 | 14,100 | 28.9% | 30.2% | $195,486 | $172,500 |
| October | 5,398 | 65,400 | 15,061 | 14,800 | 35.8% | 36.8% | $199,882 | $173,500 |
| November | 5,878 | 74,800 | 12,758 | 14,300 | 46.1% | 43.6% | $195,801 | $172,500 |

N.B. 1) New listings plus reruns
SOURCE: Toronto Real Estate Board; seasonal adjustment by CMHC.

**RESALE ACTIVITY,** Seasonally Adjusted Annual Rate, Toronto Area



## RESALE ACTIVITY - TORONTO BRANCH AREA

| REAL ESTATE BOARD | OCTOBER 1995 | | | OCTOBER 1996 | | | PERCENT CHANGE 1995-1996 | |
|---|---|---|---|---|---|---|---|---|
| | # of Sales | No. of Listings | Average Price | # of Sales | # of Listings | Average Price | # of Sales | Average Price |
| Bancroft District | 16 | 37 | $77,680 | 36 | 48 | $76,410 | 125.0 | -1.6 |
| Barrie and District | 188 | 377 | $124,092 | 233 | 375 | $132,926 | 23.9 | 7.1 |
| Cobourg-Port Hope | 44 | 142 | $116,131 | 97 | 144 | $124,433 | 120.5 | 7.1 |
| Georgian Triangle | 65 | 229 | $105,422 | 136 | 252 | $117,873 | 109.2 | 11.8 |
| Haliburton District | 37 | 113 | $102,345 | 44 | 88 | $94,693 | 18.9 | -7.5 |
| Lindsay and District | 82 | 143 | $108,877 | 109 | 220 | $103,787 | 32.9 | -4.7 |
| Midland and Penetanguishene | 40 | 117 | $96,148 | 86 | 220 | $107,382 | 115.0 | 11.7 |
| Muskoka | 98 | 317 | $127,358 | 1 | 0 | $57,500 | -99.0 | -54.9 |
| Oakville-Milton | 213 | 325 | $210,719 | 273 | 349 | $234,807 | 28.2 | 11.4 |
| Orangeville and District | 72 | 117 | $137,085 | 73 | 128 | $146,929 | 1.4 | 7.2 |
| Orillia and District | 52 | 107 | $113,510 | 78 | 176 | $114,387 | 50.0 | .8 |
| Peterborough | 146 | 229 | $109,611 | 187 | 289 | $114,850 | 28.1 | 4.8 |
| Quinte & District | 66 | 255 | $102,264 | 171 | 295 | $99,914 | 159.1 | -2.3 |
| Toronto | 3344 | 6305 | $201,526 | 5398 | 7428 | $199,882 | 61.4 | -.8 |

NB: 1 Only new listings are included in this table
Note: Due to changes in reporting by CREA, Mississauga and Oshawa and District figures are no longer included in this table.

Source: CREA (The Canadian Real Estate Association)

## CMHC NEWS

The Toronto CMA vacancy rate increased to 1.2% in October 1996, up from 0.8% recorded in October 1995. Average rent for a 2-bedroom apartment increased to $819 from $805 last year.

| | |
|---|---|
| Belleville CA | 6.0% |
| Collingwood CA | 3.5% |
| Cobourg CA | 2.2% |
| Gravenhurst | 13.7% |
| Port Hope | 1.5% |
| Huntsville | 6.3% |
| Lindsay CA | 4.1% |
| Midland CA | 8.0% |
| Peterborough CA | 5.5% |
| Orillia CA | 1.1% |
| Barrie CA | 1.9% |
| Oshawa CMA | 3.7% |
| Bracebridge | 3.9% |

Analysis of rental and vacancy rate information is currently provided in area-specific CMHC FASTfax Rental Market Reports. In addition, detailed analyses of Toronto and Oshawa CMA rental markets will be available in late January or early February 1997. Get a complete picture of the Toronto and Oshawa CMA rental markets, including detail about trends, rental row structures, and the assisted rental market, subscribe to the Rental Market Survey Report.

The November 21, 1996 Toronto Housing Outlook Conference was a unanimous success. If you could not attend the session, conference binders are available for purchase. The binders include all of the presentation slides, as well as useful information on CMHC's local and national publications and services. Topics covered during the conference included detailed analyses of the Toronto economic and housing scene, potential housing demand, condominium demand and supply as well as the latest results from CMHC's 1996 Rental Market Survey. Stay on top of the Toronto housing market using the best source of housing information available. The Toronto Housing Outlook Conference binders are selling for only $80, including GST. The new 1996 GTA Land Inventory Survey and the new 1996 Condominium Survey are now available! New features to the Land Survey include 9 colour maps illustrating the lot supply variation around the GTA, which can be used as a business planning tool. The 1996 Land Survey report can be purchased for only $40. The 1996 Condo Survey features new estimates of prices, rents and condo fees for each of the 31 zones in the Toronto area. The new Condo Survey is only $20.

If you are interested in the any of CMHC's free or priced publications, give us a call at (416) 789-8708.

## NEW RESIDENTIAL CONSTRUCTION ACTIVITY

### Introduction

The new residential construction statistics presented in this report are derived from the Starts and Completions Survey and the Market Absorption Survey conducted by Canada Mortgage and Housing Corporation (CMHC). They refer to self-contained dwelling units not designed for seasonal use.

The Starts and Completions Survey monitors the rate of starts and completions in Canada and the construction period of new dwellings on a monthly basis in urban areas with populations in excess of 10,000 persons. In addition, the survey also provides estimates of the total number of dwelling starts and completions in all provinces using a sample of areas with populations below 10,000 persons which are enumerated quarterly. This sample is then used to estimate the total number of new additions to the housing stock in each quarter for all provinces.

The Market Absorption Survey produces statistics to measure the rate at which units are sold or rented after they have been completed. This survey deals only with newly completed, self-contained dwellings which are not sold, or in the case of rental projects, rented at the time the dwellings are reported as completed in the Starts and Completions Survey. This survey is conducted monthly in Census Metropolitan Areas, large urban centres and Census Agglomerations with 50,000 or more persons.

It should be noted Burlington, Halton Hills, and Milton are not part of the CMHC Toronto Branch territory but are included to provide complete data for Halton Region and the Toronto CMA respectively. Brock and Hamilton Townships are not part of the National survey but are included to provide complete data for Durham Region and Northumberland County respectively. Mono Township, Scugog, Adjala Tosontario, Brighton, Cavan, Fenelon Township, Hope Township, Laxton, Mariposa Township, Percy Township, Sturgeon Point, Carlow, Limerick, Rawdon, Faraday, and Hungerford are surveyed quarterly. A hyphen ("-") is inserted in the following tables in cases where data are not available.

Private rental units refer to privately initiated rental projects, including syndicated rental projects where condominium registration is intended. Assisted rental projects include all projects subsidized by either the federal and/or provincial governments, where at least some units are geared to households in need.

The accompanying definitions and maps have been provided to help clarify the information provided in the following tables. Should you require further assistance, please contact the Toronto Branch Market Analyst at (416) 789-8708.

## DEFINITIONS

**PENDING STARTS** refer to dwelling units where a building permit and/or National Housing Act (NHA) approval exists but construction has not started.

**STARTS** refer to units where construction has advanced to a stage where full (100%) footings are in place. In the case of multiple unit structures, this definition of a start applies to the entire structure.

**UNDER CONSTRUCTION** refers to the inventory of units currently being constructed. Under construction figures include current month starts and excludes current month completions.

**COMPLETIONS** Singles and Semis - occur when 90% or more of a structure has been completed. A structure may be considered to be complete and ready for occupancy when only seasonal deficiencies and/or minor infractions to building codes remain.

Row and Apartments - occur when 90% or more of the dwelling units within a structure are completed and ready for occupancy.

**COMPLETED & NOT ABSORBED** refers to newly constructed, completed units which have never been sold or rented.

**TOTAL SUPPLY** refers to the total supply of new units and includes pending starts, units under construction, and units that are completed but not absorbed.

**ABSORPTIONS** refer to newly completed units which have been sold or rented. The number of absorptions is obtained from a survey initiated when the structure is completed. Units sold or leased prior to construction are not considered as absorbed until the completion stage.*

* Condominium units are absorbed when a firm sale has been reported, even though the unit may not be actually occupied.
* Three and twelve month averages exclude the current month.

# SUMMARY TABLES

NOVEMBER 1996

| CMHC TORONTO BRANCH | | OWNERSHIP FREEHOLD SINGLE | OWNERSHIP FREEHOLD SEMI | OWNERSHIP FREEHOLD ROW | OWNERSHIP CONDOMINIUM ROW | OWNERSHIP CONDOMINIUM APT | RENTAL PRIVATE ROW | RENTAL PRIVATE APT | RENTAL ASSISTED ROW | RENTAL ASSISTED APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 2287 | 357 | 425 | 254 | 1144 | 0 | 73 | 0 | 0 | 679 | 1217 | 4540 |
| STARTS | - Current Month | 1276 | 242 | 332 | 266 | 254 | 0 | 0 | 0 | 0 | 598 | 254 | 2370 |
| | - Year-To-Date 1996 | 12198 | 1552 | 2188 | 1933 | 1742 | 3 | 63 | 19 | 763 | 4143 | 2568 | 20461 |
| | - Year-To-Date 1995 | 8504 | 962 | 2310 | 874 | 2701 | 6 | 174 | 91 | 1918 | 3281 | 4793 | 17540 |
| Under Construction | - 1996 | 6986 | 958 | 1732 | 1718 | 2828 | 0 | 83 | 15 | 1027 | 3465 | 3938 | 15347 |
| | - 1995 | 5160 | 684 | 1407 | 734 | 3068 | 6 | 172 | 86 | 2408 | 2233 | 5648 | 13725 |
| COMPLETIONS | - Current Month | 1226 | 184 | 283 | 57 | 70 | 0 | 7 | 0 | 254 | 340 | 331 | 2081 |
| | - Year-To-Date 1996 | 10303 | 1234 | 2114 | 942 | 2660 | 6 | 222 | 90 | 2049 | 3152 | 4931 | 19620 |
| | - Year-To-Date 1995 | 9824 | 912 | 1788 | 805 | 1530 | 4 | 305 | 104 | 2305 | 2701 | 4140 | 17577 |
| Completed & Not Absorbed | - 1996 | 587 | 142 | 34 | 44 | 427 | 0 | 28 | 0 | 41 | 78 | 496 | 1303 |
| | - 1995 | 686 | 150 | 58 | 75 | 726 | 0 | 5 | 0 | 20 | 133 | 751 | 1720 |
| Total Supply | - 1996 | 9860 | 1457 | 2191 | 2016 | 4399 | 0 | 184 | 15 | 1068 | 4222 | 5651 | 21190 |
| | - 1995 | 8499 | 1103 | 2178 | 1034 | 5231 | 6 | 239 | 100 | 2745 | 3318 | 8215 | 21135 |
| Absorptions | - Current Month | 1278 | 169 | 291 | 66 | 108 | 0 | 13 | 0 | 266 | 357 | 387 | 2191 |
| | - 3 Month Average | 1313 | 146 | 144 | 107 | 442 | 0 | 4 | 30 | 116 | 281 | 562 | 2302 |
| | - 12 Month Average | 885 | 106 | 180 | 85 | 255 | 1 | 16 | 8 | 159 | 274 | 430 | 1695 |

GREATER TORONTO AREA

| | | SINGLE | SEMI | ROW | CONDO ROW | CONDO APT | PRIVATE ROW | PRIVATE APT | ASSISTED ROW | ASSISTED APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 1941 | 392 | 506 | 218 | 1144 | 0 | 11 | 0 | 0 | 724 | 1155 | 4212 |
| STARTS | - Current Month | 1041 | 194 | 365 | 246 | 293 | 0 | 9 | 0 | 0 | 611 | 302 | 2148 |
| | - Year-To-Date 1996 | 10375 | 1500 | 2226 | 2085 | 1787 | 3 | 120 | 19 | 763 | 4333 | 2670 | 18878 |
| | - Year-To-Date 1995 | 7145 | 844 | 2197 | 926 | 2721 | 6 | 10 | 91 | 1846 | 3220 | 4577 | 15786 |
| Under Construction | - 1996 | 5912 | 940 | 1772 | 1866 | 2896 | 0 | 140 | 15 | 1027 | 3653 | 4063 | 14568 |
| | - 1995 | 4295 | 598 | 1381 | 782 | 3061 | 6 | 56 | 86 | 2296 | 2255 | 5413 | 12561 |
| COMPLETIONS | - Current Month | 1092 | 180 | 282 | 66 | 70 | 0 | 7 | 0 | 254 | 348 | 331 | 1951 |
| | - Year-To-Date 1996 | 8735 | 1130 | 2122 | 995 | 2582 | 6 | 104 | 90 | 1937 | 3213 | 4623 | 17701 |
| | - Year-To-Date 1995 | 8597 | 862 | 1775 | 1004 | 1483 | 4 | 236 | 91 | 2269 | 2874 | 3988 | 16321 |
| Completed & Not Absorbed | - 1996 | 468 | 128 | 31 | 17 | 426 | 0 | 2 | 0 | 38 | 48 | 466 | 1110 |
| | - 1995 | 542 | 136 | 58 | 84 | 731 | 0 | 3 | 0 | 20 | 142 | 754 | 1574 |
| Total Supply | - 1996 | 8321 | 1460 | 2309 | 2101 | 4466 | 0 | 153 | 15 | 1065 | 4425 | 5684 | 19890 |
| | - 1995 | 7231 | 1005 | 2248 | 1091 | 5229 | 6 | 72 | 100 | 2633 | 3445 | 7934 | 19615 |
| Absorptions | - Current Month | 1115 | 165 | 301 | 73 | 107 | 0 | 6 | 0 | 266 | 374 | 379 | 2033 |
| | - 3 Month Average | 1139 | 142 | 159 | 114 | 426 | 0 | 1 | 30 | 114 | 303 | 541 | 2125 |
| | - 12 Month Average | 747 | 94 | 177 | 94 | 256 | 1 | 9 | 8 | 150 | 280 | 415 | 1536 |

TORONTO CMA

| | | SINGLE | SEMI | ROW | CONDO ROW | CONDO APT | PRIVATE ROW | PRIVATE APT | ASSISTED ROW | ASSISTED APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 1736 | 330 | 390 | 218 | 1144 | 0 | 11 | 0 | 0 | 608 | 1155 | 3829 |
| STARTS | - Current Month | 911 | 184 | 291 | 228 | 245 | 0 | 0 | 0 | 0 | 519 | 245 | 1859 |
| | - Year-To-Date 1996 | 9267 | 1458 | 1938 | 1750 | 1688 | 3 | 111 | 19 | 763 | 3710 | 2562 | 16997 |
| | - Year-To-Date 1995 | 6255 | 832 | 1985 | 819 | 2649 | 6 | 10 | 91 | 1807 | 2901 | 4466 | 14454 |
| Under Construction | - 1996 | 5384 | 922 | 1609 | 1536 | 2797 | 0 | 131 | 15 | 1027 | 3160 | 3955 | 13421 |
| | - 1995 | 3845 | 594 | 1252 | 673 | 2989 | 6 | 56 | 86 | 2269 | 2017 | 5314 | 11770 |
| COMPLETIONS | - Current Month | 956 | 174 | 263 | 60 | 70 | 0 | 7 | 0 | 254 | 323 | 331 | 1784 |
| | - Year-To-Date 1996 | 7728 | 1100 | 1872 | 858 | 2582 | 6 | 104 | 90 | 1862 | 2826 | 4548 | 16202 |
| | - Year-To-Date 1995 | 7659 | 816 | 1641 | 741 | 1483 | 4 | 232 | 83 | 2163 | 2469 | 3878 | 14822 |
| Completed & Not Absorbed | - 1996 | 412 | 121 | 27 | 16 | 408 | 0 | 1 | 0 | 38 | 43 | 447 | 1023 |
| | - 1995 | 488 | 137 | 39 | 58 | 705 | 0 | 2 | 0 | 8 | 97 | 715 | 1437 |
| Total Supply | - 1996 | 7532 | 1373 | 2026 | 1770 | 4349 | 0 | 143 | 15 | 1065 | 3811 | 5557 | 18273 |
| | - 1995 | 6416 | 978 | 1945 | 956 | 5131 | 6 | 71 | 100 | 2546 | 3007 | 7748 | 18149 |
| Absorptions | - Current Month | 991 | 160 | 274 | 66 | 107 | 0 | 6 | 0 | 266 | 340 | 379 | 1870 |
| | - 3 Month Average | 1010 | 137 | 129 | 96 | 425 | 0 | 1 | 30 | 98 | 255 | 524 | 1926 |
| | - 12 Month Average | 661 | 92 | 155 | 78 | 248 | 1 | 9 | 8 | 143 | 242 | 400 | 1395 |

| METROPOLITAN TORONTO | | OWNERSHIP: FREEHOLD SINGLE | FREEHOLD SEMI | FREEHOLD ROW | CONDOMINIUM ROW | CONDOMINIUM APT | RENTAL: PRIVATE ROW | PRIVATE APT | ASSISTED ROW | ASSISTED APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 192 | 131 | 148 | 0 | 1144 | 0 | 11 | 0 | 0 | 148 | 1155 | 1626 |
| STARTS | - Current Month | 88 | 4 | 20 | 34 | 245 | 0 | 0 | 0 | 0 | 54 | 245 | 391 |
| | - Year-To-Date 1996 | 866 | 120 | 262 | 200 | 1448 | 0 | 58 | 9 | 682 | 471 | 2188 | 3645 |
| | - Year-To-Date 1995 | 672 | 84 | 70 | 13 | 2358 | 6 | 10 | 91 | 1308 | 180 | 3676 | 4612 |
| Under Construction | - 1996 | 625 | 64 | 146 | 200 | 2659 | 0 | 75 | 5 | 866 | 351 | 3600 | 4640 |
| | - 1995 | 508 | 66 | 40 | 7 | 2850 | 6 | 48 | 86 | 1770 | 139 | 4668 | 5381 |
| COMPLETIONS | - Current Month | 114 | 20 | 100 | 0 | 70 | 0 | 2 | 0 | 174 | 100 | 246 | 480 |
| | - Year-To-Date 1996 | 734 | 120 | 218 | 7 | 2338 | 6 | 92 | 90 | 1443 | 321 | 3873 | 5048 |
| | - Year-To-Date 1995 | 670 | 74 | 77 | 17 | 634 | 4 | 160 | 5 | 1221 | 103 | 2015 | 2862 |
| Completed & Not Absorbed | - 1996 | 92 | 49 | 13 | 4 | 234 | 0 | 1 | 0 | 38 | 17 | 273 | 431 |
| | - 1995 | 112 | 26 | 8 | 19 | 447 | 0 | 1 | 0 | 0 | 27 | 448 | 613 |
| Total Supply | - 1996 | 909 | 244 | 307 | 204 | 4037 | 0 | 87 | 5 | 904 | 516 | 5028 | 6697 |
| | - 1995 | 853 | 133 | 119 | 26 | 4734 | 6 | 57 | 90 | 1931 | 241 | 6722 | 7949 |
| Absorptions | - Current Month | 111 | 11 | 98 | 0 | 88 | 0 | 1 | 0 | 186 | 98 | 275 | 495 |
| | - 3 Month Average | 82 | 12 | 20 | 3 | 382 | 0 | 1 | 30 | 70 | 53 | 453 | 600 |
| | - 12 Month Average | 63 | 9 | 11 | 2 | 222 | 1 | 8 | 8 | 108 | 22 | 338 | 432 |

YORK REGION

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 751 | 33 | 116 | 29 | 0 | 0 | 0 | 0 | 0 | 145 | 0 | 929 |
| STARTS | - Current Month | 356 | 68 | 143 | 62 | 0 | 0 | 0 | 0 | 0 | 205 | 0 | 629 |
| | - Year-To-Date 1996 | 3447 | 288 | 556 | 351 | 102 | 3 | 5 | 0 | 81 | 910 | 188 | 4833 |
| | - Year-To-Date 1995 | 2409 | 144 | 475 | 458 | 291 | 0 | 0 | 0 | 0 | 933 | 291 | 3777 |
| Under Construction | - 1996 | 2122 | 232 | 530 | 256 | 0 | 0 | 8 | 0 | 81 | 786 | 89 | 3229 |
| | - 1995 | 1564 | 78 | 193 | 431 | 139 | 0 | 8 | 0 | 0 | 624 | 147 | 2413 |
| COMPLETIONS | - Current Month | 396 | 40 | 8 | 14 | 0 | 0 | 5 | 0 | 0 | 22 | 5 | 463 |
| | - Year-To-Date 1996 | 2887 | 142 | 246 | 489 | 244 | 0 | 11 | 0 | 0 | 735 | 255 | 4019 |
| | - Year-To-Date 1995 | 3068 | 184 | 534 | 84 | 694 | 0 | 72 | 23 | 267 | 641 | 1033 | 4926 |
| Completed & Not Absorbed | - 1996 | 99 | 47 | 0 | 10 | 170 | 0 | 0 | 0 | 0 | 10 | 170 | 326 |
| | - 1995 | 109 | 31 | 14 | 10 | 247 | 0 | 1 | 0 | 1 | 24 | 249 | 413 |
| Total Supply | - 1996 | 2972 | 312 | 646 | 295 | 170 | 0 | 8 | 0 | 81 | 941 | 259 | 4484 |
| | - 1995 | 2374 | 167 | 441 | 581 | 386 | 0 | 14 | 0 | 109 | 1022 | 509 | 4072 |
| Absorptions | - Current Month | 397 | 33 | 13 | 11 | 19 | 0 | 5 | 0 | 0 | 24 | 24 | 478 |
| | - 3 Month Average | 367 | 11 | 27 | 54 | 43 | 0 | 0 | 0 | 0 | 81 | 43 | 502 |
| | - 12 Month Average | 241 | 11 | 29 | 44 | 25 | 0 | 1 | 0 | 0 | 73 | 26 | 351 |

PEEL REGION

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 461 | 116 | 95 | 169 | 0 | 0 | 0 | 0 | 0 | 264 | 0 | 841 |
| STARTS | - Current Month | 176 | 96 | 59 | 132 | 0 | 0 | 0 | 0 | 0 | 191 | 0 | 463 |
| | - Year-To-Date 1996 | 2913 | 820 | 649 | 983 | 0 | 0 | 0 | 10 | 0 | 1642 | 0 | 5375 |
| | - Year-To-Date 1995 | 2066 | 472 | 1198 | 335 | 0 | 0 | 0 | 0 | 499 | 1533 | 499 | 4570 |
| Under Construction | - 1996 | 1527 | 464 | 565 | 913 | 0 | 0 | 0 | 10 | 80 | 1488 | 80 | 3559 |
| | - 1995 | 1142 | 360 | 715 | 235 | 0 | 0 | 0 | 0 | 499 | 950 | 499 | 2951 |
| COMPLETIONS | - Current Month | 282 | 112 | 131 | 29 | 0 | 0 | 0 | 0 | 80 | 160 | 80 | 634 |
| | - Year-To-Date 1996 | 2525 | 696 | 898 | 293 | 0 | 0 | 1 | 0 | 419 | 1191 | 420 | 4832 |
| | - Year-To-Date 1995 | 2476 | 484 | 678 | 488 | 0 | 0 | 0 | 0 | 471 | 1166 | 471 | 4597 |
| Completed & Not Absorbed | - 1996 | 31 | 10 | 3 | 1 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 45 |
| | - 1995 | 72 | 26 | 9 | 23 | 0 | 0 | 0 | 0 | 6 | 32 | 6 | 136 |
| Total Supply | - 1996 | 2019 | 590 | 663 | 1083 | 0 | 0 | 0 | 10 | 80 | 1756 | 80 | 4445 |
| | - 1995 | 2092 | 530 | 1023 | 275 | 0 | 0 | 0 | 10 | 505 | 1308 | 505 | 4435 |
| Absorptions | - Current Month | 292 | 113 | 140 | 36 | 0 | 0 | 0 | 0 | 80 | 176 | 80 | 661 |
| | - 3 Month Average | 359 | 98 | 51 | 27 | 0 | 0 | 0 | 0 | 27 | 78 | 27 | 562 |
| | - 12 Month Average | 221 | 57 | 74 | 28 | 0 | 0 | 0 | 0 | 29 | 102 | 29 | 409 |

NOVEMBER 1996

| | | OWNERSHIP | | | | | RENTAL | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | FREEHOLD | | | CONDOMINIUM | | PRIVATE | | ASSISTED | | TOTAL | TOTAL | GRAND |
| HALTON REGION | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | ROW | APT | TOTAL |
| Pending Starts | | 153 | 40 | 118 | 0 | 0 | 0 | 0 | 0 | 0 | 118 | 0 | 311 |
| STARTS | - Current Month | 129 | 18 | 47 | 6 | 48 | 0 | 9 | 0 | 0 | 53 | 57 | 257 |
| | - Year-To-Date 1996 | 1098 | 132 | 396 | 330 | 121 | 0 | 57 | 0 | 0 | 726 | 178 | 2134 |
| | - Year-To-Date 1995 | 645 | 18 | 136 | 120 | 72 | 0 | 0 | 0 | 0 | 256 | 72 | 991 |
| Under Construction | - 1996 | 594 | 116 | 374 | 300 | 121 | 0 | 57 | 0 | 0 | 674 | 178 | 1562 |
| | - 1995 | 393 | 14 | 196 | 109 | 72 | 0 | 0 | 0 | 0 | 305 | 72 | 784 |
| COMPLETIONS | - Current Month | 111 | 2 | 9 | 23 | 0 | 0 | 0 | 0 | 0 | 32 | 0 | 145 |
| | - Year-To-Date 1996 | 901 | 28 | 222 | 180 | 0 | 0 | 0 | 0 | 0 | 402 | 0 | 1331 |
| | - Year-To-Date 1995 | 806 | 42 | 248 | 282 | 0 | 0 | 0 | 55 | 59 | 585 | 59 | 1492 |
| Completed & Not Absorbed | - 1996 | 55 | 7 | 4 | 1 | 10 | 0 | 0 | 0 | 0 | 5 | 10 | 77 |
| | - 1995 | 35 | 5 | 4 | 21 | 17 | 0 | 0 | 0 | 1 | 25 | 18 | 83 |
| Total Supply | - 1996 | 802 | 163 | 496 | 301 | 131 | 0 | 57 | 0 | 0 | 797 | 188 | 1950 |
| | - 1995 | 540 | 41 | 309 | 198 | 89 | 0 | 0 | 0 | 1 | 507 | 90 | 1178 |
| Absorptions | - Current Month | 106 | 2 | 19 | 25 | 0 | 0 | 0 | 0 | 0 | 44 | 0 | 152 |
| | - 3 Month Average | 118 | 5 | 27 | 22 | 0 | 0 | 0 | 0 | 0 | 49 | 0 | 172 |
| | - 12 Month Average | 77 | 2 | 17 | 17 | 8 | 0 | 0 | 0 | 0 | 34 | 8 | 121 |

| DURHAM REGION | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 384 | 72 | 29 | 20 | 0 | 0 | 0 | 0 | 0 | 49 | 0 | 505 |
| STARTS | - Current Month | 292 | 8 | 96 | 12 | 0 | 0 | 0 | 0 | 0 | 108 | 0 | 408 |
| | - Year-To-Date 1996 | 2051 | 140 | 363 | 221 | 116 | 0 | 0 | 0 | 0 | 584 | 116 | 2891 |
| | - Year-To-Date 1995 | 1353 | 126 | 318 | 0 | 0 | 0 | 0 | 0 | 39 | 318 | 39 | 1836 |
| Under Construction | - 1996 | 1044 | 64 | 157 | 197 | 116 | 0 | 0 | 0 | 0 | 354 | 116 | 1578 |
| | - 1995 | 688 | 80 | 237 | 0 | 0 | 0 | 0 | 0 | 27 | 237 | 27 | 1032 |
| COMPLETIONS | - Current Month | 189 | 6 | 34 | 0 | 0 | 0 | 0 | 0 | 0 | 34 | 0 | 229 |
| | - Year-To-Date 1996 | 1688 | 144 | 538 | 26 | 0 | 0 | 0 | 0 | 75 | 564 | 75 | 2471 |
| | - Year-To-Date 1995 | 1577 | 78 | 238 | 133 | 155 | 0 | 4 | 8 | 251 | 379 | 410 | 2444 |
| Completed & Not Absorbed | - 1996 | 191 | 15 | 11 | 1 | 12 | 0 | 1 | 0 | 0 | 12 | 13 | 231 |
| | - 1995 | 214 | 48 | 23 | 11 | 20 | 0 | 1 | 0 | 12 | 34 | 33 | 329 |
| Total Supply | - 1996 | 1619 | 151 | 197 | 218 | 128 | 0 | 1 | 0 | 0 | 415 | 129 | 2314 |
| | - 1995 | 1372 | 134 | 356 | 11 | 20 | 0 | 1 | 0 | 87 | 367 | 108 | 1981 |
| Absorptions | - Current Month | 209 | 6 | 31 | 1 | 0 | 0 | 0 | 0 | 0 | 32 | 0 | 247 |
| | - 3 Month Average | 213 | 16 | 34 | 8 | 1 | 0 | 0 | 0 | 16 | 42 | 17 | 288 |
| | - 12 Month Average | 145 | 15 | 46 | 3 | 1 | 0 | 0 | 0 | 13 | 49 | 14 | 223 |

| OSHAWA CMA | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 152 | 38 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 18 | 0 | 208 |
| STARTS | - Current Month | 152 | 8 | 35 | 12 | 0 | 0 | 0 | 0 | 0 | 47 | 0 | 207 |
| | - Year-To-Date 1996 | 1070 | 58 | 129 | 134 | 0 | 0 | 0 | 0 | 0 | 263 | 0 | 1391 |
| | - Year-To-Date 1995 | 959 | 18 | 213 | 0 | 0 | 0 | 0 | 0 | 39 | 213 | 39 | 1229 |
| Under Construction | - 1996 | 486 | 28 | 78 | 136 | 0 | 0 | 0 | 0 | 0 | 214 | 0 | 728 |
| | - 1995 | 418 | 0 | 132 | 0 | 0 | 0 | 0 | 0 | 27 | 132 | 27 | 577 |
| COMPLETIONS | - Current Month | 103 | 6 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 14 | 0 | 123 |
| | - Year-To-Date 1996 | 988 | 34 | 175 | 0 | 0 | 0 | 0 | 0 | 27 | 175 | 27 | 1224 |
| | - Year-To-Date 1995 | 979 | 40 | 124 | 36 | 0 | 0 | 4 | 8 | 106 | 168 | 110 | 1297 |
| Completed & Not Absorbed | - 1996 | 73 | 5 | 0 | 0 | 12 | 0 | 1 | 0 | 0 | 0 | 13 | 91 |
| | - 1995 | 77 | 5 | 16 | 8 | 16 | 0 | 1 | 0 | 12 | 24 | 29 | 135 |
| Total Supply | - 1996 | 711 | 71 | 96 | 136 | 12 | 0 | 1 | 0 | 0 | 232 | 13 | 1027 |
| | - 1995 | 750 | 11 | 194 | 8 | 16 | 0 | 1 | 0 | 39 | 202 | 56 | 1019 |
| Absorptions | - Current Month | 113 | 6 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 14 | 0 | 133 |
| | - 3 Month Average | 116 | 5 | 9 | 0 | 1 | 0 | 0 | 0 | 0 | 9 | 1 | 131 |
| | - 12 Month Average | 83 | 2 | 18 | 1 | 0 | 0 | 0 | 0 | 3 | 19 | 3 | 107 |

## HOUSING STARTS SUMMARY

The Toronto CMA new home market has remained active through November, posting an increase in starts to 2,370 homes this month, a 12.5% increase over October starts. Much of the month-month boost was due to strength in multiple construction, which jumped 42.4% to 1,094 units from 768 last month. November single construction continues the declining trend set in October. This month, 1,276 single-detached homes were built, compared to 1,339 in October. Starts were led by construction in York and Peel Regions, which posted 629 and 463 total starts, respectively.

### HOUSING STARTS - CMHC TORONTO BRANCH

| MONTH | — SINGLES — | | — MULTIPLES — | | TOTAL | | |
|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | 1995 | 1996 | 1995 | 1996 | Percent Change |
| January | 618 | 633 | 548 | 553 | 1,166 | 1,186 | +1.7% |
| February | 532 | 407 | 732 | 473 | 1,264 | 880 | -30.4% |
| March | 483 | 627 | 947 | 375 | 1,430 | 1,002 | -29.9% |
| April | 822 | 955 | 919 | 386 | 1,741 | 1,341 | -23.0% |
| May | 913 | 1,342 | 618 | 1,098 | 1,531 | 2,440 | +59.4% |
| June | 1,186 | 1,537 | 844 | 714 | 2,030 | 2,251 | +10.9% |
| July | 584 | 1,418 | 635 | 733 | 1,219 | 2,151 | +76.5% |
| August | 719 | 1,190 | 875 | 655 | 1,594 | 1,845 | +15.7% |
| September | 937 | 1,474 | 1,007 | 1,414 | 1,944 | 2,888 | +48.6% |
| October | 872 | 1,339 | 483 | 768 | 1,355 | 2,107 | +55.5% |
| November | 838 | 1,276 | 1,428 | 1,094 | 2,266 | 2,370 | +4.6% |
| December | 860 | | 1,344 | | 2,204 | | |
| **Total** | **9,364** | **12,198** | **10,380** | **8,263** | **19,744** | **20,461** | |

Source: CMHC

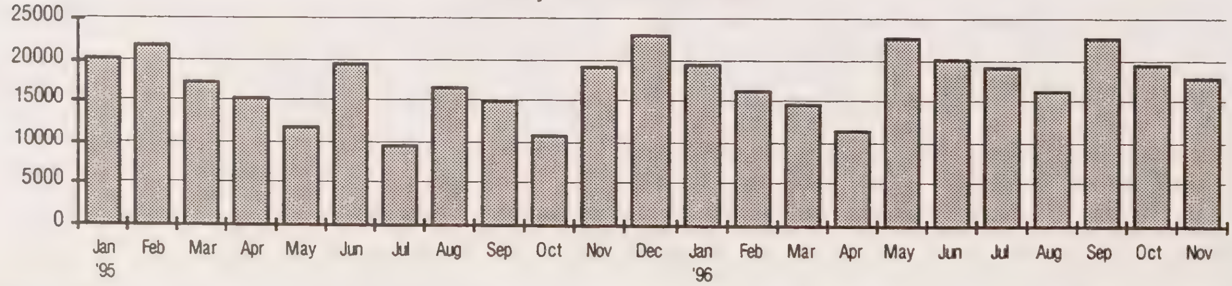
The pace of Toronto CMA starts has declined, measured as seasonally adjusted annual rates. In November, construction fell to 18,100 SAAR, a 7.2% drop over October's figure of 19,500. This dip is due to lower construction in both the single and multiple segments. Construction of single-detached homes fell slightly to 10,500 SAAR from 10,900 SAAR in October, a 3.7% decrease. Multiple starts dropped 11.6% to 7,600 SAAR this month from 8,600 SAAR last month. Mississauga and Brampton recorded the highest total starts figures this month, with 236 and 208 units, respectively.

## STARTS IN THE TORONTO CMA
### 1995-1996

| | OWNERSHIP | | | | | RENTAL | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | Private | | Assisted | | Total | Total | GRAND | |
| | Single | Semi | Row | Row | Apt. | Row | Apt. | Row | Apt. | Row | Apt. | TOTAL | SAAR |
| **1995** | | | | | | | | | | | | | |
| Jan | 446 | 34 | 57 | 128 | 236 | 0 | 0 | 5 | 48 | 190 | 284 | 954 | 20100 |
| Feb | 456 | 2 | 221 | 25 | 300 | 0 | 0 | 0 | 175 | 246 | 475 | 1179 | 21700 |
| Mar | 375 | 34 | 154 | 22 | 563 | 0 | 0 | 0 | 154 | 176 | 717 | 1302 | 17400 |
| Apr | 669 | 130 | 352 | 42 | 139 | 0 | 0 | 0 | 221 | 394 | 360 | 1553 | 15500 |
| May | 687 | 98 | 95 | 72 | 50 | 0 | 0 | 0 | 100 | 167 | 150 | 1102 | 11700 |
| June | 875 | 80 | 169 | 14 | 224 | 0 | 0 | 0 | 261 | 183 | 485 | 1623 | 19400 |
| July | 391 | 40 | 21 | 229 | 0 | 0 | 2 | 0 | 229 | 250 | 231 | 912 | 9700 |
| Aug | 544 | 86 | 194 | 40 | 184 | 0 | 0 | 0 | 348 | 234 | 532 | 1396 | 16800 |
| Sep | 621 | 162 | 131 | 128 | 395 | 6 | 0 | 0 | 0 | 265 | 395 | 1443 | 15200 |
| Oct | 601 | 50 | 105 | 48 | 101 | 0 | 6 | 0 | 111 | 153 | 218 | 1022 | 10900 |
| Nov | 590 | 116 | 486 | 71 | 457 | 0 | 2 | 86 | 160 | 643 | 619 | 1968 | 19100 |
| Dec | 624 | 64 | 344 | 78 | 757 | 0 | 4 | 0 | 0 | 422 | 761 | 1871 | 23200 |
| **TOTAL** | **6879** | **896** | **2329** | **897** | **3406** | **6** | **14** | **91** | **1807** | **3323** | **5227** | **16325** | |
| **1996** | | | | | | | | | | | | | |
| Jan | 522 | 12 | 130 | 34 | 340 | 0 | 0 | 0 | 0 | 164 | 340 | 1038 | 19700 |
| Feb | 349 | 26 | 81 | 77 | 142 | 0 | 0 | 0 | 141 | 158 | 283 | 816 | 16300 |
| Mar | 535 | 40 | 18 | 41 | 0 | 3 | 0 | 15 | 271 | 77 | 271 | 923 | 14600 |
| Apr | 713 | 98 | 103 | 64 | 0 | 0 | 0 | 4 | 81 | 171 | 81 | 1063 | 11400 |
| May | 1,031 | 328 | 298 | 111 | 204 | 0 | 0 | 0 | 128 | 409 | 332 | 2100 | 22800 |
| June | 1,125 | 246 | 195 | 77 | 5 | 0 | 54 | 0 | 142 | 272 | 201 | 1844 | 20100 |
| July | 1,147 | 116 | 301 | 252 | 0 | 0 | 2 | 0 | 0 | 553 | 2 | 1818 | 19200 |
| Aug | 847 | 154 | 76 | 329 | 0 | 0 | 0 | 0 | 0 | 405 | 0 | 1406 | 16500 |
| Sep | 1,034 | 118 | 195 | 310 | 636 | 0 | 50 | 0 | 0 | 505 | 686 | 2343 | 22800 |
| Oct | 1,053 | 136 | 250 | 227 | 116 | 0 | 5 | 0 | 0 | 477 | 121 | 1787 | 19500 |
| Nov | 911 | 184 | 291 | 228 | 245 | 0 | 0 | 0 | 0 | 519 | 245 | 1859 | 18100 |
| **TOTAL** | **9267** | **1458** | **1938** | **1750** | **1688** | **3** | **111** | **19** | **763** | **3710** | **2562** | | |

Source: CMHC

**HOUSING STARTS, TORONTO CMA, SEASONALLY ADJUSTED AT ANNUAL RATES**
January 1995 -November 1996



NOVEMBER 1996

## METROPOLITAN TORONTO

| | | OWNERSHIP | | | | | RENTAL | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | FREEHOLD | | | CONDOMINIUM | | PRIVATE | | ASSISTED | | TOTAL | TOTAL | GRAND |
| METROPOLITAN TORONTO | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | ROW | APT | TOTAL |
| Pending Starts | | 192 | 131 | 148 | 0 | 1144 | 0 | 11 | 0 | 0 | 148 | 1155 | 1626 |
| STARTS | - Current Month | 88 | 4 | 20 | 34 | 245 | 0 | 0 | 0 | 0 | 54 | 245 | 391 |
| | - Year-To-Date 1996 | 866 | 120 | 262 | 200 | 1448 | 0 | 58 | 9 | 682 | 471 | 2188 | 3645 |
| | - Year-To-Date 1995 | 672 | 84 | 70 | 13 | 2358 | 6 | 10 | 91 | 1308 | 180 | 3676 | 4612 |
| Under Construction | - 1996 | 625 | 64 | 146 | 200 | 2659 | 0 | 75 | 5 | 866 | 351 | 3600 | 4640 |
| | - 1995 | 508 | 66 | 40 | 7 | 2850 | 6 | 48 | 86 | 1770 | 139 | 4668 | 5381 |
| COMPLETIONS | - Current Month | 114 | 20 | 100 | 0 | 70 | 0 | 2 | 0 | 174 | 100 | 246 | 480 |
| | - Year-To-Date 1996 | 734 | 120 | 218 | 7 | 2338 | 6 | 92 | 90 | 1443 | 321 | 3873 | 5048 |
| | - Year-To-Date 1995 | 670 | 74 | 77 | 17 | 634 | 4 | 160 | 5 | 1221 | 103 | 2015 | 2862 |
| Completed & Not Absorbed | - 1996 | 92 | 49 | 13 | 4 | 234 | 0 | 1 | 0 | 38 | 17 | 273 | 431 |
| | - 1995 | 112 | 26 | 8 | 19 | 447 | 0 | 1 | 0 | 0 | 27 | 448 | 613 |
| Total Supply | - 1996 | 909 | 244 | 307 | 204 | 4037 | 0 | 87 | 5 | 904 | 516 | 5028 | 6697 |
| | - 1995 | 853 | 133 | 119 | 26 | 4734 | 6 | 57 | 90 | 1931 | 241 | 6722 | 7949 |
| Absorptions | - Current Month | 111 | 11 | 98 | 0 | 88 | 0 | 1 | 0 | 186 | 98 | 275 | 495 |
| | - 3 Month Average | 82 | 12 | 20 | 3 | 382 | 0 | 1 | 30 | 70 | 53 | 453 | 600 |
| | - 12 Month Average | 63 | 9 | 11 | 2 | 222 | 1 | 8 | 8 | 108 | 22 | 338 | 432 |

## YORK REGION

| | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | ROW | APT | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 751 | 33 | 116 | 29 | 0 | 0 | 0 | 0 | 0 | 145 | 0 | 929 |
| STARTS | - Current Month | 356 | 68 | 143 | 62 | 0 | 0 | 0 | 0 | 0 | 205 | 0 | 629 |
| | - Year-To-Date 1996 | 3447 | 288 | 556 | 351 | 102 | 3 | 5 | 0 | 81 | 910 | 188 | 4833 |
| | - Year-To-Date 1995 | 2409 | 144 | 475 | 458 | 291 | 0 | 0 | 0 | 0 | 933 | 291 | 3777 |
| Under Construction | - 1996 | 2122 | 232 | 530 | 256 | 0 | 0 | 8 | 0 | 81 | 786 | 89 | 3229 |
| | - 1995 | 1564 | 78 | 193 | 431 | 139 | 0 | 8 | 0 | 0 | 624 | 147 | 2413 |
| COMPLETIONS | - Current Month | 396 | 40 | 8 | 14 | 0 | 0 | 5 | 0 | 0 | 22 | 5 | 463 |
| | - Year-To-Date 1996 | 2887 | 142 | 246 | 489 | 244 | 0 | 11 | 0 | 0 | 735 | 255 | 4019 |
| | - Year-To-Date 1995 | 3068 | 184 | 534 | 84 | 694 | 0 | 72 | 23 | 267 | 641 | 1033 | 4926 |
| Completed & Not Absorbed | - 1996 | 99 | 47 | 0 | 10 | 170 | 0 | 0 | 0 | 0 | 10 | 170 | 326 |
| | - 1995 | 109 | 31 | 14 | 10 | 247 | 0 | 1 | 0 | 1 | 24 | 249 | 413 |
| Total Supply | - 1996 | 2972 | 312 | 646 | 295 | 170 | 0 | 8 | 0 | 81 | 941 | 259 | 4484 |
| | - 1995 | 2374 | 167 | 441 | 581 | 386 | 0 | 14 | 0 | 109 | 1022 | 509 | 4072 |
| Absorptions | - Current Month | 397 | 33 | 13 | 11 | 19 | 0 | 5 | 0 | 0 | 24 | 24 | 478 |
| | - 3 Month Average | 367 | 11 | 27 | 54 | 43 | 0 | 0 | 0 | 0 | 81 | 43 | 502 |
| | - 12 Month Average | 241 | 11 | 29 | 44 | 25 | 0 | 1 | 0 | 0 | 73 | 26 | 351 |

## PEEL REGION

| | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | ROW | APT | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 461 | 116 | 95 | 169 | 0 | 0 | 0 | 0 | 0 | 264 | 0 | 841 |
| STARTS | - Current Month | 176 | 96 | 59 | 132 | 0 | 0 | 0 | 0 | 0 | 191 | 0 | 463 |
| | - Year-To-Date 1996 | 2913 | 820 | 649 | 983 | 0 | 0 | 0 | 10 | 0 | 1642 | 0 | 5375 |
| | - Year-To-Date 1995 | 2066 | 472 | 1198 | 335 | 0 | 0 | 0 | 0 | 499 | 1533 | 499 | 4570 |
| Under Construction | - 1996 | 1527 | 464 | 565 | 913 | 0 | 0 | 0 | 10 | 80 | 1488 | 80 | 3559 |
| | - 1995 | 1142 | 360 | 715 | 235 | 0 | 0 | 0 | 0 | 499 | 950 | 499 | 2951 |
| COMPLETIONS | - Current Month | 282 | 112 | 131 | 29 | 0 | 0 | 0 | 0 | 80 | 160 | 80 | 634 |
| | - Year-To-Date 1996 | 2525 | 696 | 898 | 293 | 0 | 0 | 1 | 0 | 419 | 1191 | 420 | 4832 |
| | - Year-To-Date 1995 | 2476 | 484 | 678 | 488 | 0 | 0 | 0 | 0 | 471 | 1166 | 471 | 4597 |
| Completed & Not Absorbed | - 1996 | 31 | 10 | 3 | 1 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 45 |
| | - 1995 | 72 | 26 | 9 | 23 | 0 | 0 | 0 | 0 | 6 | 32 | 6 | 136 |
| Total Supply | - 1996 | 2019 | 590 | 663 | 1083 | 0 | 0 | 0 | 10 | 80 | 1756 | 80 | 4445 |
| | - 1995 | 2092 | 530 | 1023 | 275 | 0 | 0 | 0 | 10 | 505 | 1308 | 505 | 4435 |
| Absorptions | - Current Month | 292 | 113 | 140 | 36 | 0 | 0 | 0 | 0 | 80 | 176 | 80 | 661 |
| | - 3 Month Average | 359 | 98 | 51 | 27 | 0 | 0 | 0 | 0 | 27 | 78 | 27 | 562 |
| | - 12 Month Average | 221 | 57 | 74 | 28 | 0 | 0 | 0 | 0 | 29 | 102 | 29 | 409 |

NOVEMBER 1996

## HALTON REGION

| HALTON REGION | | OWNERSHIP FREEHOLD SINGLE | SEMI | ROW | CONDOMINIUM ROW | APT | RENTAL PRIVATE ROW | APT | ASSISTED ROW | APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 153 | 40 | 118 | 0 | 0 | 0 | 0 | 0 | 0 | 118 | 0 | 311 |
| STARTS | - Current Month | 129 | 18 | 47 | 6 | 48 | 0 | 9 | 0 | 0 | 53 | 57 | 257 |
| | - Year-To-Date 1996 | 1098 | 132 | 396 | 330 | 121 | 0 | 57 | 0 | 0 | 726 | 178 | 2134 |
| | - Year-To-Date 1995 | 645 | 18 | 136 | 120 | 72 | 0 | 0 | 0 | 0 | 256 | 72 | 991 |
| Under Construction | - 1996 | 594 | 116 | 374 | 300 | 121 | 0 | 57 | 0 | 0 | 674 | 178 | 1562 |
| | - 1995 | 393 | 14 | 196 | 109 | 72 | 0 | 0 | 0 | 0 | 305 | 72 | 784 |
| COMPLETIONS | - Current Month | 111 | 2 | 9 | 23 | 0 | 0 | 0 | 0 | 0 | 32 | 0 | 145 |
| | - Year-To-Date 1996 | 901 | 28 | 222 | 180 | 0 | 0 | 0 | 0 | 0 | 402 | 0 | 1331 |
| | - Year-To-Date 1995 | 806 | 42 | 248 | 282 | 0 | 0 | 0 | 55 | 59 | 585 | 59 | 1492 |
| Completed & Not Absorbed | - 1996 | 55 | 7 | 4 | 1 | 10 | 0 | 0 | 0 | 0 | 5 | 10 | 77 |
| | - 1995 | 35 | 5 | 4 | 21 | 17 | 0 | 0 | 0 | 1 | 25 | 18 | 83 |
| Total Supply | - 1996 | 802 | 163 | 496 | 301 | 131 | 0 | 57 | 0 | 0 | 797 | 188 | 1950 |
| | - 1995 | 540 | 41 | 309 | 198 | 89 | 0 | 0 | 0 | 1 | 507 | 90 | 1178 |
| Absorptions | - Current Month | 106 | 2 | 19 | 25 | 0 | 0 | 0 | 0 | 0 | 44 | 0 | 152 |
| | - 3 Month Average | 118 | 5 | 27 | 22 | 0 | 0 | 0 | 0 | 0 | 49 | 0 | 172 |
| | - 12 Month Average | 77 | 2 | 17 | 17 | 8 | 0 | 0 | 0 | 0 | 34 | 8 | 121 |

## DURHAM REGION

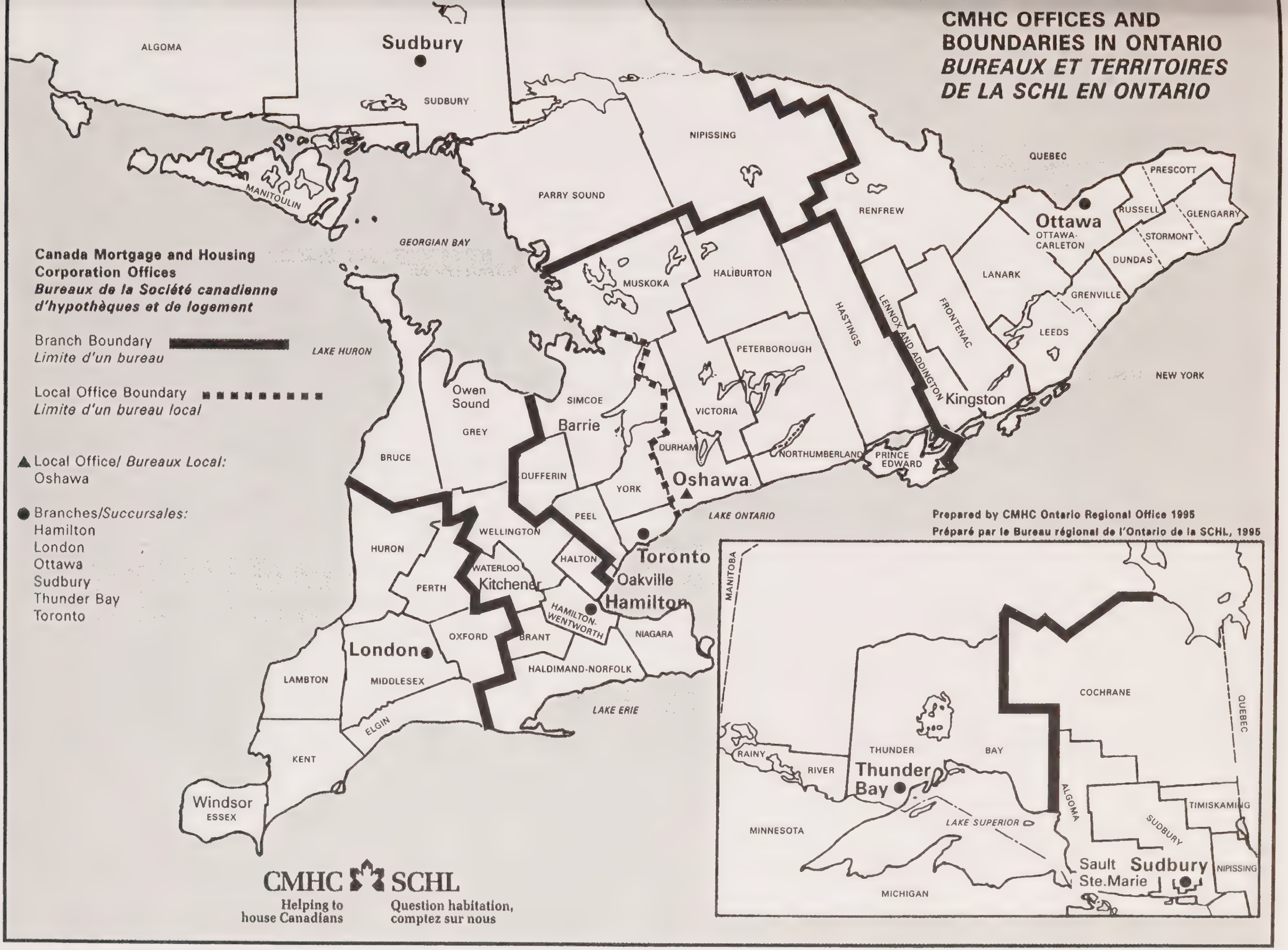
| DURHAM REGION | | FREEHOLD SINGLE | SEMI | ROW | CONDOMINIUM ROW | APT | PRIVATE ROW | APT | ASSISTED ROW | APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 384 | 72 | 29 | 20 | 0 | 0 | 0 | 0 | 0 | 49 | 0 | 505 |
| STARTS | - Current Month | 292 | 8 | 96 | 12 | 0 | 0 | 0 | 0 | 0 | 108 | 0 | 408 |
| | - Year-To-Date 1996 | 2051 | 140 | 363 | 221 | 116 | 0 | 0 | 0 | 0 | 584 | 116 | 2891 |
| | - Year-To-Date 1995 | 1353 | 126 | 318 | 0 | 0 | 0 | 0 | 0 | 39 | 318 | 39 | 1836 |
| Under Construction | - 1996 | 1044 | 64 | 157 | 197 | 116 | 0 | 0 | 0 | 0 | 354 | 116 | 1578 |
| | - 1995 | 688 | 80 | 237 | 0 | 0 | 0 | 0 | 0 | 27 | 237 | 27 | 1032 |
| COMPLETIONS | - Current Month | 189 | 6 | 34 | 0 | 0 | 0 | 0 | 0 | 0 | 34 | 0 | 229 |
| | - Year-To-Date 1996 | 1688 | 144 | 538 | 26 | 0 | 0 | 0 | 0 | 75 | 564 | 75 | 2471 |
| | - Year-To-Date 1995 | 1577 | 78 | 238 | 133 | 155 | 0 | 4 | 8 | 251 | 379 | 410 | 2444 |
| Completed & Not Absorbed | - 1996 | 191 | 15 | 11 | 1 | 12 | 0 | 1 | 0 | 0 | 12 | 13 | 231 |
| | - 1995 | 214 | 48 | 23 | 11 | 20 | 0 | 1 | 0 | 12 | 34 | 33 | 329 |
| Total Supply | - 1996 | 1619 | 151 | 197 | 218 | 128 | 0 | 1 | 0 | 0 | 415 | 129 | 2314 |
| | - 1995 | 1372 | 134 | 356 | 11 | 20 | 0 | 1 | 0 | 87 | 367 | 108 | 1981 |
| Absorptions | - Current Month | 209 | 6 | 31 | 1 | 0 | 0 | 0 | 0 | 0 | 32 | 0 | 247 |
| | - 3 Month Average | 213 | 16 | 34 | 8 | 1 | 0 | 0 | 0 | 16 | 42 | 17 | 288 |
| | - 12 Month Average | 145 | 15 | 46 | 3 | 1 | 0 | 0 | 0 | 13 | 49 | 14 | 223 |

## OSHAWA CMA

| OSHAWA CMA | | FREEHOLD SINGLE | SEMI | ROW | CONDOMINIUM ROW | APT | PRIVATE ROW | APT | ASSISTED ROW | APT | TOTAL ROW | TOTAL APT | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 152 | 38 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 18 | 0 | 208 |
| STARTS | - Current Month | 152 | 8 | 35 | 12 | 0 | 0 | 0 | 0 | 0 | 47 | 0 | 207 |
| | - Year-To-Date 1996 | 1070 | 58 | 129 | 134 | 0 | 0 | 0 | 0 | 0 | 263 | 0 | 1391 |
| | - Year-To-Date 1995 | 959 | 18 | 213 | 0 | 0 | 0 | 0 | 0 | 39 | 213 | 39 | 1229 |
| Under Construction | - 1996 | 486 | 28 | 78 | 136 | 0 | 0 | 0 | 0 | 0 | 214 | 0 | 728 |
| | - 1995 | 418 | 0 | 132 | 0 | 0 | 0 | 0 | 0 | 27 | 132 | 27 | 577 |
| COMPLETIONS | - Current Month | 103 | 6 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 14 | 0 | 123 |
| | - Year-To-Date 1996 | 988 | 34 | 175 | 0 | 0 | 0 | 0 | 0 | 27 | 175 | 27 | 1224 |
| | - Year-To-Date 1995 | 979 | 40 | 124 | 36 | 0 | 0 | 4 | 8 | 106 | 168 | 110 | 1297 |
| Completed & Not Absorbed | - 1996 | 73 | 5 | 0 | 0 | 12 | 0 | 1 | 0 | 0 | 0 | 13 | 91 |
| | - 1995 | 77 | 5 | 16 | 8 | 16 | 0 | 1 | 0 | 12 | 24 | 29 | 135 |
| Total Supply | - 1996 | 711 | 71 | 96 | 136 | 12 | 0 | 1 | 0 | 0 | 232 | 13 | 1027 |
| | - 1995 | 750 | 11 | 194 | 8 | 16 | 0 | 1 | 0 | 39 | 202 | 56 | 1019 |
| Absorptions | - Current Month | 113 | 6 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 14 | 0 | 133 |
| | - 3 Month Average | 116 | 5 | 9 | 0 | 1 | 0 | 0 | 0 | 0 | 9 | 1 | 131 |
| | - 12 Month Average | 83 | 2 | 18 | 1 | 0 | 0 | 0 | 0 | 3 | 19 | 3 | 107 |


Lake Simcoe
GEORGINA ISLANDS
GEORGINA
NEW TECUMSETH
BRADFORD WEST GWILLIM-BURY
EAST GWILLIMBURY
ORANGEVILLE
NEW-MARKET
UXBRIDGE
KING
AURORA
WHITCHURCH-STOUFFVILLE
CALEDON
RICHMOND HILL
VAUGHAN
PICKERING
MARKHAM
BRAMPTON
North York
AJAX
HALTON HILLS
METROPOLITAN
Scarborough
York
E. York
Etobicoke
Toronto
MISSISSAUGA
TORONTO
MILTON
N
OAKVILLE
Lake Ontario
0 6 12 km
0 4 8 mi.

TORONTO CMA


CMHC OFFICES AND BOUNDARIES IN ONTARIO
BUREAUX ET TERRITOIRES DE LA SCHL EN ONTARIO
Canada Mortgage and Housing Corporation Offices
Bureaux de la Société canadienne d'hypothèques et de logement
Branch Boundary
Limite d'un bureau
Local Office Boundary
Limite d'un bureau local
Local Office/ Bureaux Local:
Oshawa
Branches/Succursales:
Hamilton
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ALGOMA
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HURON
PERTH
OXFORD
BRANT
London
HALDIMAND-NORFOLK
LAMBTON
MIDDLESEX
ELGIN
LAKE ERIE
KENT
Windsor
ESSEX
CMHC SCHL
Helping to house Canadians
Question habitation, comptez sur nous
Prepared by CMHC Ontario Regional Office 1995
Préparé par le Bureau régional de l'Ontario de la SCHL, 1995
MANITOBA
COCHRANE
QUEBEC
THUNDER
BAY
RAINY
RIVER
Thunder Bay
ALGOMA
TIMISKAMING
SUDBURY
LAKE SUPERIOR
MINNESOTA
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Sudbury
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Helping to house Canadians

December 1996

# LOCAL HOUSING MARKET REPORT

## TORONTO BRANCH

# TORONTO BRANCH
# LOCAL HOUSING MARKET REPORT
# DECEMBER 1996

CANADA MORTGAGE
AND HOUSING CORPORATION

**Toronto Branch**
**John Jarvis, Manager**
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**(416) 781-2451**

**Oshawa Office**
Pat Barrett, Manager
Office Galleria, Oshawa Shopping Centre, 419 King Street West, Oshawa, Ontario L1J 2K5
(905) 571-3200

## HIGHLIGHTS - DECEMBER 1996

- Mortgage rates remain at historic lows.
- Toronto CMA employment figures continue to move ahead for the fifth straight month.
- Toronto housing starts remain strong.
- 1996 new home sales well up from the previous year.
- The hot 1996 resale market posts a new record.
- Seasonally adjusted sales to listings ratio reaches heights not seen since the "boom" of the late eighties.

For further information concerning any of the contents of this report or for more information on housing, please contact the Market Analyst, Toronto Branch Market Analysis Department, (416) 789-8708

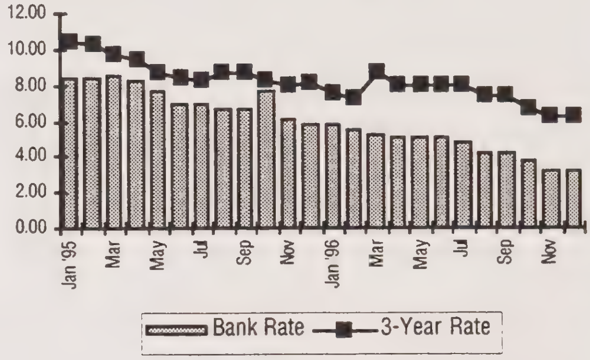
## ECONOMIC INDICATORS

The Bank Rate held steady at 3.25% in December despite downward pressure on the dollar. With the national inflation rate remaining subdued at 2.2% for the year, and the strengthening of the dollar in early January, the Bank Rate should remain low in the near future. Mortgage rates bottomed out in December and the 1-year, 3-year and 5-year mortgage rates held steady at 5.19%, 6.20% and 6.94% respectively. In mid-January, mortgage rates edged upwards.

The inflation rate in Toronto, as measured by the Consumer Price Index (CPI) hit 2.7%, for all of 1996. The local New House Price Index (NHPI) edged up to 136.2 in November from October's level of 135.9. Even with the increases in October and November, the NHPI is down 0.5% on a year-over-year basis.

Toronto CMA employment moved higher adding 17,000 (SA) jobs in December, bringing the unemployment rate down to 8.7%. Since July, 54,000 (SA) jobs have been added to the Toronto CMA.

**BANK RATE / 3-YEAR MORTGAGE RATE**
Monthly, 1995 - 1996




### ECONOMIC INDICATORS

| YEAR - MONTH | | INTEREST and EXCHANGE RATES (at month's end) Bank Rate | Mtge. Rate 3 Yr. Inst. | Exch. Rate ($Cdn/$US) | CPI All Items Toronto 1986=100 | NHPI Toronto 1986=100 | TORONTO and OSHAWA CMAs: EMPLOYMENT RATIO (%) Toronto | EMPLOYMENT RATIO (%) Oshawa | UNEMPLOYMENT RATE (%) Toronto | UNEMPLOYMENT RATE (%) Oshawa |
|---|---|---|---|---|---|---|---|---|---|---|
| 1995 | January | 8.38 | 10.36 | 70.68 | 134.0 | 137.8 | 61.2 | 65.4 | 9.0 | 7.1 |
| | February | 8.38 | 10.22 | 71.74 | 134.5 | 138.3 | 61.6 | 65.0 | 8.8 | 7.0 |
| | March | 8.47 | 9.70 | 72.59 | 134.6 | 138.7 | 61.8 | 64.3 | 8.7 | 7.2 |
| | April | 8.17 | 9.42 | 73.37 | 134.7 | 138.3 | 61.7 | 63.6 | 8.7 | 7.5 |
| | May | 7.71 | 8.73 | 73.02 | 135.4 | 138.2 | 61.4 | 63.6 | 8.9 | 7.7 |
| | June | 6.97 | 8.38 | 72.67 | 135.5 | 137.5 | 61.2 | 63.6 | 8.9 | 8.1 |
| | July | 6.87 | 8.18 | 73.52 | 135.6 | 138.0 | 61.3 | 63.3 | 8.9 | 8.9 |
| | August | 6.59 | 8.63 | 74.46 | 135.3 | 137.9 | 61.4 | 62.7 | 8.6 | 9.7 |
| | September | 6.71 | 8.62 | 74.01 | 135.8 | 137.9 | 61.5 | 62.4 | 8.5 | 10.2 |
| | October | 7.65 | 8.35 | 73.22 | 135.6 | 137.4 | 61.6 | 62.4 | 8.2 | 10.0 |
| | November | 6.07 | 8.18 | 73.62 | 135.8 | 136.9 | 61.8 | 61.6 | 7.9 | 9.9 |
| | December | 5.79 | 8.03 | 73.49 | 135.6 | 137.5 | 61.7 | 61.7 | 8.0 | 9.0 |
| **AVERAGE** | | **7.31** | **8.88** | **73.03** | **135.2** | **137.9** | **61.5** | **63.3** | **8.6** | **8.5** |
| 1996 | January | 5.74 | 7.56 | 72.63 | 135.9 | 137.6 | 61.4 | 61.4 | 8.3 | 8.3 |
| | February | 5.50 | 7.25 | 72.86 | 136.3 | 136.3 | 61.4 | 62.1 | 8.7 | 8.0 |
| | March | 5.25 | 7.64 | 73.38 | 136.8 | 136.5 | 61.4 | 61.7 | 9.0 | 9.9 |
| | April | 5.00 | 7.98 | 73.30 | 137.1 | 136.0 | 61.5 | 62.2 | 9.2 | 10.4 |
| | May | 5.00 | 7.98 | 73.09 | 137.3 | 135.7 | 61.2 | 62.2 | 9.4 | 10.8 |
| | June | 5.00 | 7.99 | 73.38 | 137.2 | 135.9 | 61.0 | 62.5 | 9.5 | 9.6 |
| | July | 4.75 | 7.99 | 72.86 | 137.2 | 135.9 | 60.9 | 62.3 | 9.7 | 9.9 |
| | August | 4.25 | 7.44 | 73.17 | 137.5 | 135.9 | 61.1 | 63.0 | 9.4 | 9.8 |
| | September | 4.25 | 7.37 | 73.12 | 137.9 | 135.6 | 61.1 | 63.3 | 9.2 | 9.8 |
| | October | 3.75 | 6.72 | 74.32 | 138.3 | 135.9 | 61.2 | 62.8 | 9.1 | 9.9 |
| | November | 3.25 | 6.24 | 74.23 | 138.9 | 136.2 | 61.5 | 62.2 | 9.1 | 10.1 |
| | December | 3.25 | 6.20 | 73.33 | 139.2 | ----- | 61.9 | 61.8 | 8.7 | 10.1 |
| **AVERAGE** | | **4.23** | **7.36** | **73.39** | **137.5** | | **61.3** | **62.3** | **9.1** | **9.7** |

SOURCE: Bank of Canada, CMHC, Statistics Canada

Note: Employment Ratios and Unemployment figures are seasonally-adjusted 3 month moving averages; NHPI excludes GST

## HOUSING STARTS SUMMARY

Toronto Branch housing starts finished the year on a strong note with 2,442 total starts in December, a 10.8% increase over last December's starts. Singles climbed 47.7% over last December's 860 starts to reach 1,270, and multiples decreased to 1,172 starts, a drop of 12.8% from the same period last year. Metro Toronto had a strong December with 614 condominium apartment starts boosting total starts to 761 units, while construction in York and Peel Regions posted 532 and 470 total starts respectively.

Comparing the year end totals to the previous year, singles surged ahead 44.2%, to 13,507 units, while multiples declined 9.1% to 9,435 units. The decrease in multiple unit construction is due to in part the winding down of assisted housing starts. Overall, total starts in 1996 were up 16.2% at 22,942 units.

**HOUSING STARTS - CMHC TORONTO BRANCH**

| MONTH | — SINGLES — | | — MULTIPLES — | | — TOTAL — | | |
|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | 1995 | 1996 | 1995 | 1996 | Percent Change |
| January | 618 | 633 | 548 | 553 | 1,166 | 1,186 | +1.7% |
| February | 532 | 407 | 732 | 473 | 1,264 | 880 | -30.4% |
| March | 483 | 627 | 947 | 375 | 1,430 | 1,002 | -29.9% |
| April | 822 | 955 | 919 | 386 | 1,741 | 1,341 | -23.0% |
| May | 913 | 1,342 | 618 | 1,098 | 1,531 | 2,440 | +59.4% |
| June | 1,186 | 1,553 | 844 | 714 | 2,030 | 2,267 | +10.9% |
| July | 584 | 1,418 | 635 | 733 | 1,219 | 2,151 | +76.5% |
| August | 719 | 1,190 | 875 | 655 | 1,594 | 1,845 | +15.7% |
| September | 937 | 1,497 | 1,007 | 1,414 | 1,944 | 2,911 | +48.6% |
| October | 872 | 1,339 | 483 | 768 | 1,355 | 2,107 | +55.5% |
| November | 838 | 1,276 | 1,428 | 1,094 | 2,266 | 2,370 | +4.6% |
| December | 860 | 1,270 | 1,344 | 1,172 | 2,204 | 2,442 | +10.8% |
| **Total** | **9,364** | **13,507** | **10,380** | **9,435** | **19,744** | **22,942** | **+16.2%** |

Source: CMHC

In December, Toronto CMA starts rose to 23,400 SAAR, (the highest rate since October 1994 when there were 26,500 SAAR). Construction of single-detached homes increased 7.5% over November's total to 11,400 SAAR. Multiple starts shot up 50% to 12,000 SAAR this month from a revised 8,000 SAAR last month. Within the Toronto CMA this month, total starts were highest in North York (360), the city of Toronto (288), and Mississauga (240).

Taking a look at 1996, single-detached starts in the Toronto CMA were up 47.6% over last year, while total starts were up 16.4% and multiples dropped 6.4%. Total starts were highest in Mississauga (3,067), Brampton (2,273), the city of Toronto (1,765), and Vaughan (1,732).

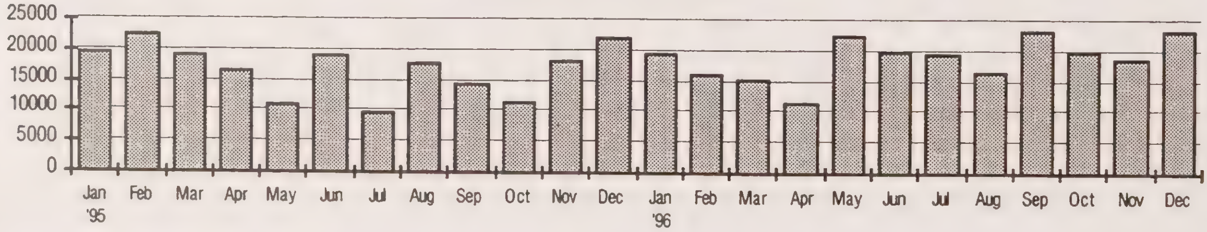
## STARTS IN THE TORONTO CMA 1995-1996

| | OWNERSHIP | | | | | RENTAL | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | Private | | Assisted | | Total | Total | GRAND | |
| | Single | Semi | Row | Row | Apt. | Row | Apt. | Row | Apt. | Row | Apt. | TOTAL | SAAR |
| **1995** | | | | | | | | | | | | | |
| Jan | 446 | 34 | 57 | 128 | 236 | 0 | 0 | 5 | 48 | 190 | 284 | 954 | 19300 |
| Feb | 456 | 2 | 221 | 25 | 300 | 0 | 0 | 0 | 175 | 246 | 475 | 1179 | 22400 |
| Mar | 375 | 34 | 154 | 22 | 563 | 0 | 0 | 0 | 154 | 176 | 717 | 1302 | 19000 |
| Apr | 669 | 130 | 352 | 42 | 139 | 0 | 0 | 0 | 221 | 394 | 360 | 1553 | 16700 |
| May | 687 | 98 | 95 | 72 | 50 | 0 | 0 | 0 | 100 | 167 | 150 | 1102 | 11100 |
| June | 875 | 80 | 169 | 14 | 224 | 0 | 0 | 0 | 261 | 183 | 485 | 1623 | 18900 |
| July | 391 | 40 | 21 | 229 | 0 | 0 | 2 | 0 | 229 | 250 | 231 | 912 | 9800 |
| Aug | 544 | 86 | 194 | 40 | 184 | 0 | 0 | 0 | 348 | 234 | 532 | 1396 | 17600 |
| Sep | 621 | 162 | 131 | 128 | 395 | 6 | 0 | 0 | 0 | 265 | 395 | 1443 | 14300 |
| Oct | 601 | 50 | 105 | 48 | 101 | 0 | 6 | 0 | 111 | 153 | 218 | 1022 | 11300 |
| Nov | 590 | 116 | 486 | 71 | 457 | 0 | 2 | 86 | 160 | 643 | 619 | 1968 | 18400 |
| Dec | 624 | 64 | 344 | 78 | 757 | 0 | 4 | 0 | 0 | 422 | 761 | 1871 | 22200 |
| **TOTAL** | **6879** | **896** | **2329** | **897** | **3406** | **6** | **14** | **91** | **1807** | **3323** | **5227** | **16325** | |
| **1996** | | | | | | | | | | | | | |
| Jan | 522 | 12 | 130 | 34 | 340 | 0 | 0 | 0 | 0 | 164 | 340 | 1038 | 19500 |
| Feb | 349 | 26 | 81 | 77 | 142 | 0 | 0 | 0 | 141 | 158 | 283 | 816 | 16300 |
| Mar | 535 | 40 | 18 | 41 | 0 | 3 | 0 | 15 | 271 | 77 | 271 | 923 | 15100 |
| Apr | 713 | 98 | 103 | 64 | 0 | 0 | 0 | 4 | 81 | 171 | 81 | 1063 | 11600 |
| May | 1,031 | 328 | 298 | 111 | 204 | 0 | 0 | 0 | 128 | 409 | 332 | 2100 | 22300 |
| June | 1,125 | 246 | 195 | 77 | 5 | 0 | 54 | 0 | 142 | 272 | 201 | 1844 | 20100 |
| July | 1,147 | 116 | 301 | 252 | 0 | 0 | 2 | 0 | 0 | 553 | 2 | 1818 | 19300 |
| Aug | 847 | 154 | 76 | 329 | 0 | 0 | 0 | 0 | 0 | 405 | 0 | 1406 | 16600 |
| Sep | 1,034 | 118 | 195 | 310 | 636 | 0 | 50 | 0 | 0 | 505 | 686 | 2343 | 23100 |
| Oct | 1,053 | 136 | 250 | 227 | 116 | 0 | 5 | 0 | 0 | 477 | 121 | 1787 | 19800 |
| Nov | 911 | 184 | 291 | 228 | 245 | 0 | 0 | 0 | 0 | 519 | 245 | 1859 | 18600 |
| Dec | 885 | 154 | 212 | 104 | 614 | 30 | 2 | 0 | 0 | 346 | 616 | 2001 | 23400 |
| **TOTAL** | **10,152** | **1612** | **2150** | **1854** | **2302** | **33** | **113** | **19** | **763** | **4056** | **3178** | **18998** | |

Source: CMHC

## HOUSING STARTS, TORONTO CMA, SEASONALLY ADJUSTED AT ANNUAL RATES

January 1995 - December 1996



Nationally, December housing starts ended the year on a strong note with 134,500 SAAR units, although December's housing starts were down 1.5% from November's brisk pace. Single-detached construction activity across Canada pushed upward to 64,600 SAAR unit, a 26 month record high. Multiple housing starts dipped 8.5% to 47,100 SAAR units from 51,500 SAAR in November. Montreal and Vancouver December housing construction came in at 8,100 SAAR and 14,000 SAAR respectively.

For the year, national housing starts moved up 12.4% to 124,713 units from 110,933 starts in 1995, while Ontario starts increased 20.2% to 43,062 units from 35,818 units in 1995. South of the border, the U.S. recorded 1.474 million starts in 1996, an eight year high.

## HOUSING STARTS - CANADA

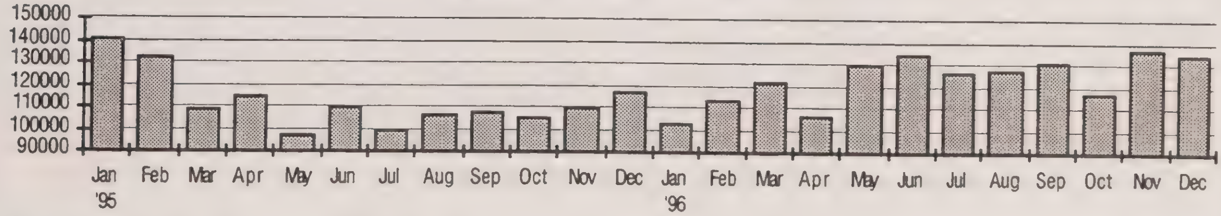
**Dwelling Units Seasonally Adjusted at Annual Rates (SAAR)**

| YEAR/MONTH | URBAN AREAS | | | | | | OTHER AREAS (Quarterly) | GRAND TOTAL | Percent Change |
|---|---|---|---|---|---|---|---|---|---|
| | Singles | Percent Change | Multiples | Percent Change | Total | Percent Change | | | |
| **1995** | | | | | | | | | |
| January | 55,700 | -6.1% | 64,100 | 41.5% | 119,800 | 14.5% | 21,300 | 141,100 | 10.1% |
| February | 60,900 | 9.3% | 49,700 | -22.5% | 110,600 | -7.7% | 21,300 | 131,900 | -6.5% |
| March | 46,800 | -23.2% | 41,000 | -17.5% | 87,800 | -20.6% | 21,300 | 109,100 | -17.3% |
| April | 45,400 | -3.0% | 48,400 | 18.0% | 93,800 | 6.8% | 20,400 | 114,200 | 4.7% |
| May | 39,800 | -12.3% | 37,300 | -22.9% | 77,100 | -17.8% | 20,400 | 97,500 | -14.6% |
| June | 45,600 | 14.6% | 44,400 | 19.0% | 90,000 | 16.7% | 20,400 | 110,400 | 13.2% |
| Jul | 39,600 | -13.2% | 39,400 | -11.3% | 79,000 | -12.2% | 20,200 | 99,200 | -10.1% |
| August | 44,200 | 11.6% | 42,500 | 7.9% | 86,700 | 9.7% | 20,200 | 106,900 | 7.8% |
| September | 46,600 | 5.4% | 41,000 | -3.5% | 87,600 | 1.0% | 20,200 | 107,800 | 0.8% |
| October | 48,500 | 4.1% | 33,700 | -17.8% | 82,200 | -6.2% | 23,600 | 105,800 | -1.9% |
| November | 47,700 | -1.6% | 39,200 | 16.3% | 86,900 | 5.7% | 23,600 | 110,500 | 4.4% |
| December | 48,400 | 1.5% | 44,800 | 14.3% | 93,200 | 7.2% | 23,600 | 116,800 | 5.7% |
| **1996** | | | | | | | | | |
| January | 48,000 | -0.8% | 30,700 | -32.3% | 78,700 | -15.6% | 24,100 | 102,400 | -12.0% |
| February | 47,900 | -0.2% | 41,100 | 32.7% | 89,000 | 13.1% | 24,100 | 113,100 | 10.0% |
| March | 56,100 | 17.1% | 42,100 | 3.4% | 98,200 | 10.3% | 24,100 | 122,300 | 8.1% |
| April | 53,700 | -4.3% | 30,200 | -27.6% | 83,900 | -14.6% | 22,800 | 106,700 | -12.8% |
| May | 59,200 | 10.2% | 48,400 | 58.9% | 107,600 | 28.2% | 22,800 | 130,500 | 22.2% |
| June | 60,000 | 1.4% | 52,100 | 8.3% | 112,100 | 4.2% | 22,800 | 134,900 | 3.5% |
| July | 60,600 | 1.0% | 42,800 | -20.8% | 103,400 | -7.8% | 23,200 | 126,600 | -6.2% |
| August | 59,700 | -1.5% | 45,300 | 4.8% | 105,000 | 1.5% | 23,200 | 128,200 | 1.3% |
| September | 59,800 | 0.2% | 48,700 | 6.8% | 108,500 | 3.3% | 23,200 | 131,700 | 2.7% |
| October | 55,800 | -6.7% | 38,200 | -21.0% | 94,000 | 13.4% | 22,800 | 116,800 | -11.3% |
| November | 62,300 | 11.6% | 51,500 | 34.2% | 113,800 | 21.1% | 22,800 | 136,600 | 17.0% |
| December | 64,600 | 3.7% | 47,100 | -8.5% | 111,700 | -1.8% | 22,800 | 134,500 | -1.5% |

SOURCE: CMHC

**HOUSING STARTS - CANADA**

Seasonally Adjusted at Annual Rates



## NEW HOME SALES

For 1996, new home sales were up a whopping 59.5% over last year. There were 20,511 new home sales in 1996 compared to 1995's somber total of 12,857 sales. Freehold sales leaped up 74.0% over 1995's total to 14,602 units, while condominium sales were up 32.3% at 5,909 units.

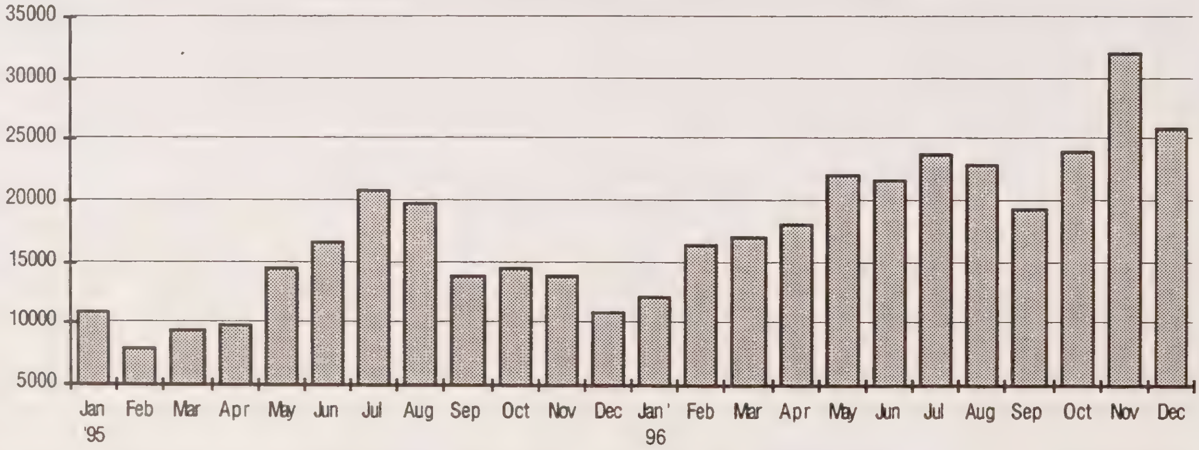
Each month in 1996 managed to comfortably outpace its 1995 counterpart. Although December's 26,000 SAAR (1,645 actual) sales are down from November's torrid pace of 32,100 SARR, it is up an astounding 134.7% over the level reached in December of last year (704 actual sales).

### NEW HOME SALES - TORONTO AREA

| MONTH | FREEHOLD | | CONDOMINIUM | | TOTAL | | PERCENT CHANGE | SAAR | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | 1995 | 1996 | 1995 | 1996 | 1995-1996 | 1995 | 1996 |
| January | 493 | 665 | 372 | 315 | 865 | 980 | 13.3% | 11,000 | 12,200 |
| February | 586 | 1,249 | 232 | 438 | 818 | 1,687 | 106.2% | 8,000 | 16,400 |
| March | 652 | 1,298 | 360 | 551 | 1,012 | 1,849 | 82.7% | 9,500 | 17,000 |
| April | 636 | 1,176 | 291 | 510 | 927 | 1,686 | 81.9% | 9,900 | 18,000 |
| May | 611 | 1,157 | 453 | 467 | 1,064 | 1,624 | 52.6% | 14,500 | 22,200 |
| June | 789 | 1,055 | 388 | 453 | 1,177 | 1,508 | 28.1% | 16,700 | 21,600 |
| July | 856 | 941 | 350 | 465 | 1,206 | 1,406 | 16.6% | 20,800 | 23,900 |
| August | 824 | 1,065 | 474 | 428 | 1,298 | 1,493 | 15.0% | 19,700 | 23,000 |
| September | 851 | 1,192 | 381 | 526 | 1,232 | 1,718 | 39.4% | 13,900 | 19,400 |
| October | 957 | 1,646 | 425 | 619 | 1,382 | 2,265 | 63.9% | 14,500 | 24,000 |
| November | 688 | 1,949 | 484 | 701 | 1,172 | 2,650 | 126.1% | 13,900 | 32,100 |
| December | 447 | 1,209 | 257 | 436 | 704 | 1,645 | 134.7% | 11,000 | 26,000 |
| **TOTAL** | **8,390** | **14,602** | **4,467** | **5,909** | **12,857** | **20,511** | **59.5%** | | |

SOURCE: Greater Toronto Home Builders' Association, Housing Data Report, prepared by Brethour Research Associates Limited; seasonal adjustment by CMHC.

**NEW HOME SALES**
Seasonally Adjusted Annual Rate, Toronto Area, 1995 - 1996



## RESALE ACTIVITY

December sales-to-listings (SA) ratio (45.4%) has hit levels not seen since February of 1987 (49.9%). Sales remained strong at 67,900 SAAR this month while listings dipped to 12,500 SAAR. The sales-to listings ratio provides a good indicator of the demand and supply dynamics in the resale market. Typically, a sales-to-listings ratio in the 20%-30% range indicates a "Balanced Market" while ratios below this range signal movement towards a "Buyers' Market". With the sales-to-listings ratio above 40%, some upward price pressure could emerge in the coming months.

Resale activity in 1996 reached 55,779 sales, a 42.0% increase over 1995's 39,273 resales. For the first time since 1987, the yearly average resale price fell below the $200,000 mark by decreasing 2.4% to $198,150 from last year.

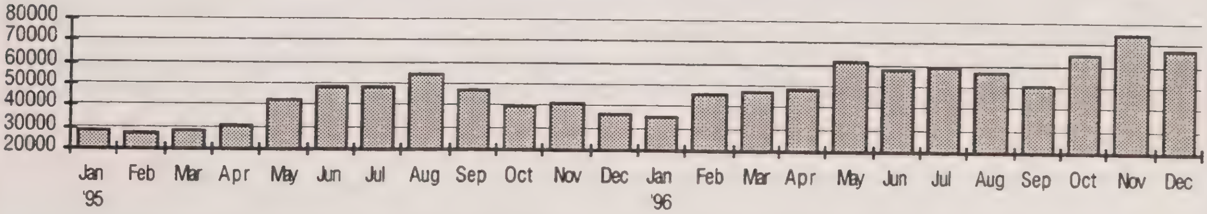
### RESALE ACTIVITY - TORONTO REAL ESTATE BOARD

| MONTH | 1995 | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Number of Sales | SAAR | Number Listings | Listing SA | Sales to Listings | Sales to Listings SA | Average Price | Median Price |
| January | 1,791 | 28,700 | 12,137 | 14,200 | 14.8% | 16.9% | $199,759 | $170,500 |
| February | 2,455 | 26,800 | 13,756 | 14,200 | 17.8% | 15.7% | $208,225 | $175,500 |
| March | 3,218 | 28,600 | 18,396 | 15,200 | 17.5% | 15.7% | $207,556 | $175,000 |
| April | 3,204 | 31,000 | 17,275 | 13,700 | 18.5% | 18.8% | $212,541 | $175,700 |
| May | 3,785 | 42,500 | 18,115 | 14,700 | 20.9% | 24.1% | $212,626 | $177,500 |
| June | 4,172 | 48,900 | 17,023 | 15,100 | 24.5% | 27.0% | $202,297 | $175,000 |
| July | 3,721 | 48,500 | 14,429 | 15,000 | 25.8% | 26.9% | $202,686 | $175,000 |
| August | 4,179 | 54,600 | 14,715 | 16,400 | 28.4% | 27.7% | $198,594 | $172,500 |
| September | 3,841 | 47,500 | 15,434 | 15,200 | 24.9% | 26.1% | $195,099 | $170,000 |
| October | 3,344 | 40,500 | 13,709 | 13,500 | 24.4% | 25.1% | $201,526 | $172,000 |
| November | 3,295 | 41,900 | 12,374 | 13,900 | 26.6% | 25.2% | $197,999 | $170,000 |
| December | 2,268 | 37,300 | 6,976 | 12,500 | 32.5% | 24.9% | $197,119 | $169,000 |
| **TOTAL Jan-Dec** | **39,273** | | | | | | **$203,028** | |

| MONTH | 1996 | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Number of Sales | SAAR | Number Listings | Listing SA | Sales to Listings | Sales to Listings SA | Average Price | Median Price |
| January | 2,222 | 35,700 | 12,805 | 15,000 | 17.4% | 19.9% | $195,169 | $166,000 |
| February | 4,207 | 46,000 | 15,263 | 15,800 | 27.6% | 24.3% | $192,406 | $169,000 |
| March | 5,350 | 47,500 | 16,985 | 14,000 | 31.5% | 28.3% | $197,523 | $171,000 |
| April | 5,070 | 49,100 | 16,139 | 12,800 | 31.4% | 31.9% | $198,445 | $173,000 |
| May | 5,514 | 61,900 | 18,295 | 14,900 | 30.1% | 34.7% | $201,847 | $176,000 |
| June | 4,979 | 58,300 | 15,742 | 13,900 | 31.6% | 34.9% | $204,392 | $175,000 |
| July | 4,539 | 59,100 | 14,873 | 15,400 | 30.5% | 31.9% | $199,856 | $172,500 |
| August | 4,372 | 57,100 | 13,731 | 15,300 | 31.8% | 31.0% | $197,622 | $173,000 |
| September | 4,123 | 51,000 | 14,289 | 14,100 | 28.9% | 30.2% | $195,486 | $172,500 |
| October | 5,398 | 65,400 | 15,061 | 14,800 | 35.8% | 36.8% | $199,882 | $173,500 |
| November | 5,878 | 74,800 | 12,758 | 14,300 | 46.1% | 43.6% | $195,801 | $172,500 |
| December | 4,127 | 67,900 | 6,972 | 12,500 | 59.2% | 45.4% | $196,016 | $172,000 |
| **TOTAL Jan-Dec** | **55,779** | | | | | | **$198,150** | |

N.B. 1) New listings plus reruns
SOURCE: Toronto Real Estate Board; seasonal adjustment by CMHC.

**RESALE ACTIVITY,** Seasonally Adjusted Annual Rate, Toronto Area



## RESALE ACTIVITY - TORONTO BRANCH AREA

| REAL ESTATE BOARD | NOVEMBER 1995 | | | NOVEMBER 1996 | | | PERCENT CHANGE 1995-1996 | |
|---|---|---|---|---|---|---|---|---|
| | # of Sales | No. of[1] Listings | Average Price | # of Sales | # of Listings | Average Price | # of Sales | Average Price |
| Bancroft District | 12 | 33 | $80,625 | 16 | 30 | $74,344 | 33.3 | -7.8 |
| Barrie and District | 157 | 333 | $132,478 | 239 | 346 | $134,313 | 52.2 | 1.4 |
| Cobourg-Port Hope | 65 | 96 | $116,163 | 92 | 110 | $116,329 | 41.5 | .1 |
| Georgian Triangle | 74 | 206 | $105,595 | 128 | 203 | $115,242 | 73.0 | 9.1 |
| Haliburton District | 26 | 66 | $100,500 | 31 | 73 | $90,371 | 19.2 | -10.1 |
| Lindsay and District | 71 | 129 | $108,242 | 88 | 157 | $110,284 | 23.9 | 1.9 |
| Midland and Penetanguishene | 43 | 113 | $99,309 | 67 | 148 | $102,133 | 55.8 | 2.8 |
| Muskoka | 57 | 184 | $99,451 | 151 | 302 | $112,223 | 164.9 | 12.8 |
| Oakville-Milton | 170 | 274 | $208,605 | 269 | 235 | $215,814 | 58.2 | 3.5 |
| Orangeville and District | 76 | 66 | $150,030 | 84 | 113 | $149,020 | 10.5 | -.7 |
| Orillia and District | 48 | 170 | $107,338 | N/A | N/A | N/A | -100.0 | -100.0 |
| Peterborough | 117 | 164 | $109,358 | 163 | 239 | $108,920 | 39.3 | -.4 |
| Quinte & District | 65 | 203 | $106,540 | 136 | 262 | $97,994 | 109.2 | -8.0 |
| Toronto | 3295 | 5338 | $198,000 | 5878 | 6432 | $195,801 | 78.4 | -1.1 |

NB: 1 Only new listings are included in this table
Note: Due to changes in reporting by CREA, Mississauga and Oshawa and District figures are no longer included in this table.

Source: CREA (The Canadian Real Estate Association)

## CMHC NEWS

Analysis of rental and vacancy rate information is currently provided in area-specific CMHC FASTfax Rental Market Reports. In addition, detailed analyses of Toronto and Oshawa CMA rental markets will be available in early February 1997. To get a complete picture of the Toronto and Oshawa CMA rental markets, including detail about trends, and the assisted rental market, subscribe to the Rental Market Survey Report.

The November 21, 1996 Toronto Housing Outlook Conference was a unanimous success. If you could not attend the session, conference binders are available for purchase. The binders include all of the presentation slides, as well as useful information on CMHC's local and national publications and services. Topics covered during the conference included detailed analyses of the Toronto economic and housing scene, potential housing demand, condominium demand and supply as well as the latest results from CMHC's 1996 Rental Market Survey. Stay on top of the Toronto housing market using the best source of housing information available. The Toronto Housing Outlook Conference binders are selling for only $80, including GST.

The new 1996 GTA Land Inventory Survey and the new 1996 Condominium Survey are now available! New features to the Land Survey include 9 colour maps illustrating the lot supply variation around the GTA, which can be used as a business planning tool. The 1996 Land Survey report can be purchased for only $40. The 1996 Condo Survey features new estimates of prices, rents and condo fees for each of the 31 zones in the Toronto area. The new Condo Survey is only $20.

If you are interested in the any of CMHC's publications, give us a call at (416) 789-8708.

# NEW RESIDENTIAL CONSTRUCTION ACTIVITY

**Introduction**

The new residential construction statistics presented in this report are derived from the Starts and Completions Survey and the Market Absorption Survey conducted by Canada Mortgage and Housing Corporation (CMHC). They refer to self-contained dwelling units not designed for seasonal use.

The Starts and Completions Survey monitors the rate of starts and completions in Canada and the construction period of new dwellings on a monthly basis in urban areas with populations in excess of 10,000 persons. In addition, the survey also provides estimates of the total number of dwelling starts and completions in all provinces using a sample of areas with populations below 10,000 persons which are enumerated quarterly. This sample is then used to estimate the total number of new additions to the housing stock in each quarter for all provinces.

The Market Absorption Survey produces statistics to measure the rate at which units are sold or rented after they have been completed. This survey deals only with newly completed, self-contained dwellings which are not sold, or in the case of rental projects, rented at the time the dwellings are reported as completed in the Starts and Completions Survey. This survey is conducted monthly in Census Metropolitan Areas, large urban centres and Census Agglomerations with 50,000 or more persons.

It should be noted Burlington, Halton Hills, and Milton are not part of the CMHC Toronto Branch territory but are included to provide complete data for Halton Region and the Toronto CMA respectively. Brock and Hamilton Townships are not part of the National survey but are included to provide complete data for Durham Region and Northumberland County respectively. Mono Township, Scugog, Adjala Tosontario, Brighton, Cavan, Fenelon Township, Hope Township, Laxton, Mariposa Township, Percy Township, Sturgeon Point, Carlow, Limerick, Rawdon, Faraday, and Hungerford are surveyed quarterly. A hyphen ("-") is inserted in the following tables in cases where data are not available.

Private rental units refer to privately initiated rental projects, including syndicated rental projects where condominium registration is intended. Assisted rental projects include all projects subsidized by either the federal and/or provincial governments, where at least some units are geared to households in need.

The accompanying definitions and maps have been provided to help clarify the information provided in the following tables. Should you require further assistance, please contact the Toronto Branch Market Analyst at (416) 789-8708.

# DEFINITIONS

**PENDING STARTS** refer to dwelling units where a building permit and/or National Housing Act (NHA) approval exists but construction has not started.

**STARTS** refer to units where construction has advanced to a stage where full (100%) footings are in place. In the case of multiple unit structures, this definition of a start applies to the entire structure.

**UNDER CONSTRUCTION** refers to the inventory of units currently being constructed. Under construction figures include current month starts and excludes current month completions.

**COMPLETIONS** Singles and Semis - occur when 90% or more of a structure has been completed. A structure may be considered to be complete and ready for occupancy when only seasonal deficiencies and/or minor infractions to building codes remain.

Row and Apartments - occur when 90% or more of the dwelling units within a structure are completed and ready for occupancy.

**COMPLETED & NOT ABSORBED** refers to newly constructed, completed units which have never been sold or rented.

**TOTAL SUPPLY** refers to the total supply of new units and includes pending starts, units under construction, and units that are completed but not absorbed.

**ABSORPTIONS** refer to newly completed units which have been sold or rented. The number of absorptions is obtained from a survey initiated when the structure is completed. Units sold or leased prior to construction are not considered as absorbed until the completion stage.*

* Condominium units are absorbed when a firm sale has been reported, even though the unit may not be actually occupied.
* Three and twelve month averages exclude the current month.

# STAY INFORMED WITH CMHC MARKET ANALYSIS PUBLICATIONS

**CMHC is your primary source of housing market information and analysis.**

The following reports are published by CMHC's Toronto Branch. Where no prices are shown, the reports are free of charge. For these reports, please contact Beverly Doucette at 416-789-8708. Items indicated with an asterisk (*) are also available for most centres across Canada. Contact us for more information.

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***LOCAL HOUSING MARKET REPORT** -- This monthly report summarizes statistics on housing and the economy. The reports contain comment, analysis, and topical issues pertaining to local housing markets. At the Toronto Branch, this report covers areas west to Oakville, north to Huntsville, and east to Belleville.

***RENTAL MARKET REPORT** -- This report provides current vacancy and rent statistics of local markets. The report is based on a survey of privately and publicly initiated apartment and row structures of three or more units offered for rent. The report is produced annually and is available for the Toronto CMA, and the Oshawa CMA. FastFaxes with vacancy and rent information for private apartments are now available at a cost of $15 + GST per area. Printed reports will be available in February 1997 ($20 + GST).

***HOUSING MARKET OUTLOOK** -- This report replaces the current Housing Forecast. Each report analyzes and forecasts the most recent movements in the resale and new housing markets. Market trends include local MLS activity, average prices, factors affecting the local economy, forecast for housing starts and new home prices, sales levels and mortgage rates. It is produced three times a year. At the Toronto Branch, it is available for the Toronto CMA. Single copies are $10 + GST and a one year, 3 issue subscription for only $24 + GST. Twice per year reports are available for Oshawa, Barrie and Peterborough ($20 + GST per year).

**RETIREMENT HOME SURVEY** -- An annual report produced to indicate the state of the retirement home market in the Toronto Branch Territory. Vacancy rates, per diem rates, supply and demand factors, and new construction of retirement homes are summarized. ($25)

**CONDOMINIUM SURVEY** -- This annual report is produced for the Toronto CMA as a supplement to the Rental Market Survey to determine rental vacancy rates in condominiums, price and rent per square foot, and new supply. ($20)

**LAND SUPPLY SURVEY** -- This report is produced in conjunction with the Ministry of Housing and area municipalities. It monitors the active, draft-approved, and registered plans of subdivision and residential land availability. Long term potential demand is discussed to indicate the duration of land supply. It is an annual report available for the Greater Toronto Area. ($40)

**MULTIPLE UNIT PROGRESS REPORTS** -- This report is a quarterly listing of multiple unit projects currently approved and under construction in the Toronto Branch. ($15 for a single issue or $40 annually)

**DETAILED LOCAL HOUSING MARKET REPORT TABLES** -- These are statistical tables for the area municipalities and are available monthly ($20 for a single issue or $100 annually). These are also available by fax (for $150 annually).

**DETAILED RENTAL MARKET REPORT TABLES** -- These are statistical tables which include vacancies by age of structure, average rents by age of structure, and vacancy rates by rent range. They are available for Toronto (covering each of 31 zones -- $30), Oshawa (covering each of 4 zones -- $15), Barrie ($10), Peterborough ($10), and Belleville ($10).

# SUMMARY TABLES

DECEMBER HOUSING STARTS

| | SINGLES 1995 | SINGLES 1996 | Percent Change | MULTIPLES 1995 | MULTIPLES 1996 | Percent Change | TOTAL 1995 | TOTAL 1996 | Percent Change |
|---|---|---|---|---|---|---|---|---|---|
| CMHC TORONTO BRANCH | 860 | 1,270 | 47.7 | 1,344 | 1,172 | -12.8 | 2,204 | 2,442 | 10.8 |
| GREATER TORONTO AREA | 733 | 1,033 | 40.9 | 1,345 | 1,174 | -12.7 | 2,078 | 2,207 | 6.2 |
| TORONTO CMA: | 624 | 885 | 41.8 | 1,247 | 1,116 | -10.5 | 1,871 | 2,001 | 6.9 |
| METRO TORONTO: | 70 | 40 | -42.9 | 817 | 721 | -11.8 | 887 | 761 | -14.2 |
| Toronto City | 5 | 4 | -20.0 | 6 | 284 | 4633.3 | 11 | 288 | 2518.2 |
| East York | 2 | 1 | -50.0 | 0 | 0 | N/A | 2 | 1 | -50.0 |
| Etobicoke | 15 | 8 | -46.7 | 10 | 4 | -60.0 | 25 | 12 | -52.0 |
| North York | 35 | 12 | -65.7 | 44 | 348 | 690.9 | 79 | 360 | 355.7 |
| Scarborough | 13 | 14 | 7.7 | 757 | 81 | -89.3 | 770 | 95 | -87.7 |
| York City | 0 | 1 | N/A | 0 | 4 | N/A | 0 | 5 | N/A |
| YORK REGION: | 255 | 363 | 42.4 | 148 | 169 | 14.2 | 403 | 532 | 32.0 |
| Aurora | 20 | 34 | 70.0 | 36 | 42 | 16.7 | 56 | 76 | 35.7 |
| East Gwillimbury | 1 | 3 | 200.0 | 0 | 0 | N/A | 1 | 3 | 200.0 |
| Georgina Island | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Georgina Township | 3 | 4 | 33.3 | 0 | 0 | N/A | 3 | 4 | 33.3 |
| King | 3 | 1 | -66.7 | 0 | 0 | N/A | 3 | 1 | -66.7 |
| Markham | 71 | 91 | 28.2 | 0 | 3 | N/A | 71 | 94 | 32.4 |
| Newmarket | 6 | 31 | 416.7 | 18 | 21 | 16.7 | 24 | 52 | 116.7 |
| Richmond Hill | 21 | 74 | 252.4 | 19 | 0 | -100.0 | 40 | 74 | 85.0 |
| Vaughan | 129 | 111 | -14.0 | 75 | 69 | -8.0 | 204 | 180 | -11.8 |
| Whitchurch-Stouffville | 1 | 14 | 1300.0 | 0 | 34 | N/A | 1 | 48 | 4700.0 |
| PEEL REGION: | 156 | 282 | 80.8 | 160 | 188 | 17.5 | 316 | 470 | 48.7 |
| Brampton | 30 | 91 | 203.3 | 43 | 79 | 83.7 | 73 | 170 | 132.9 |
| Caledon | 22 | 36 | 63.6 | 10 | 24 | 140.0 | 32 | 60 | 87.5 |
| Mississauga | 104 | 155 | 49.0 | 107 | 85 | -20.6 | 211 | 240 | 13.7 |
| HALTON REGION: | 89 | 82 | -7.9 | 45 | 23 | -48.9 | 134 | 105 | -21.6 |
| Burlington ** | 11 | 7 | -36.4 | 25 | 21 | -16.0 | 36 | 28 | -22.2 |
| Halton Hills | 35 | 18 | -48.6 | 0 | 2 | N/A | 35 | 20 | -42.9 |
| Milton | 2 | 2 | 0.0 | 0 | 0 | N/A | 2 | 2 | 0.0 |
| Oakville | 41 | 55 | 34.1 | 20 | 0 | -100.0 | 61 | 55 | -9.8 |
| REST OF TORONTO CMA: | 65 | 125 | 92.3 | 102 | 36 | -64.7 | 167 | 161 | -3.6 |
| Ajax | 17 | 57 | 235.3 | 102 | 12 | -88.2 | 119 | 69 | -42.0 |
| Bradford West Gwillimbury | 0 | 16 | N/A | 0 | 0 | N/A | 0 | 16 | N/A |
| Orangeville | 5 | 5 | 0.0 | 0 | 0 | N/A | 5 | 5 | 0.0 |
| Pickering | 27 | 25 | -7.4 | 0 | 24 | N/A | 27 | 49 | 81.5 |
| New Tecumseth | 1 | 15 | 1400.0 | 0 | 0 | N/A | 1 | 15 | 1400.0 |
| Uxbridge | 15 | 7 | -53.3 | 0 | 0 | N/A | 15 | 7 | -53.3 |
| Mono Township ** | 7 | 6 | -14.3 | 0 | 0 | N/A | 7 | 6 | -14.3 |
| DURHAM REGION: | 163 | 266 | 63.2 | 175 | 73 | -58.3 | 338 | 339 | 0.3 |
| OSHAWA CMA: | 76 | 146 | 92.1 | 25 | 26 | 4.0 | 101 | 172 | 70.3 |
| Oshawa City | 24 | 23 | -4.2 | 6 | 4 | -33.3 | 30 | 27 | -10.0 |
| Clarington | 25 | 28 | 12.0 | 13 | 0 | -100.0 | 38 | 28 | -26.3 |
| Whitby | 27 | 95 | 251.9 | 6 | 22 | 266.7 | 33 | 117 | 254.5 |
| REST OF DURHAM: | 87 | 120 | 37.9 | 150 | 47 | -68.7 | 237 | 167 | -29.5 |
| Ajax | 17 | 57 | 235.3 | 102 | 12 | -88.2 | 119 | 69 | -42.0 |
| Brock | 5 | 6 | 20.0 | 48 | 11 | -77.1 | 53 | 17 | -67.9 |
| Pickering | 27 | 25 | -7.4 | 0 | 24 | N/A | 27 | 49 | 81.5 |
| Scugog | 23 | 25 | 8.7 | 0 | 0 | N/A | 23 | 25 | 8.7 |
| Uxbridge | 15 | 7 | -53.3 | 0 | 0 | N/A | 15 | 7 | -53.3 |
| SIMCOE COUNTY: | 84 | 143 | 70.2 | 20 | 19 | -5.0 | 104 | 162 | 55.8 |
| BARRIE CA: | 61 | 83 | 36.1 | 20 | 11 | -45.0 | 81 | 94 | 16.0 |
| Barrie City | 49 | 73 | 49.0 | 20 | 11 | -45.0 | 69 | 84 | 21.7 |
| Innisfil | 11 | 9 | -18.2 | 0 | 0 | N/A | 11 | 9 | -18.2 |
| Springwater Township | 1 | 1 | 0.0 | 0 | 0 | N/A | 1 | 1 | 0.0 |
| COLLINGWOOD | 3 | 5 | 66.7 | 0 | 0 | N/A | 3 | 5 | 66.7 |
| MIDLAND CA: | 10 | 11 | 10.0 | 0 | 0 | N/A | 10 | 11 | 10.0 |
| Midland Town | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| Penetanguishene | 0 | 5 | N/A | 0 | 0 | N/A | 0 | 5 | N/A |
| Christian Island | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Tay Township | 6 | 4 | -33.3 | 0 | 0 | N/A | 6 | 4 | -33.3 |
| Tiny Township | 4 | 1 | -75.0 | 0 | 0 | N/A | 4 | 1 | -75.0 |

DECEMBER HOUSING STARTS

| | SINGLES | | | MULTIPLES | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| ORILLIA CA: | 2 | 3 | 50.0 | 0 | 8 | N/A | 2 | 11 | 450.0 |
| Orillia City | 0 | 2 | N/A | 0 | 8 | N/A | 0 | 10 | N/A |
| Severn Township | 2 | 1 | -50.0 | 0 | 0 | N/A | 2 | 1 | -50.0 |
| REST OF SIMCOE COUNTY: | 8 | 41 | 412.5 | 0 | 0 | N/A | 8 | 41 | 412.5 |
| Adjala-Tosorontio Township | 7 | 10 | 42.9 | 0 | 0 | N/A | 7 | 10 | 42.9 |
| Bradford West Gwillimbury | 0 | 16 | N/A | 0 | 0 | N/A | 0 | 16 | N/A |
| New Tecumseth | 1 | 15 | 1400.0 | 0 | 0 | N/A | 1 | 15 | 1400.0 |
| MUSKOKA DISTRICT: | 10 | 10 | 0.0 | 2 | 0 | -100.0 | 12 | 10 | -16.7 |
| Bracebridge | 2 | 3 | 50.0 | 2 | 0 | -100.0 | 4 | 3 | -25.0 |
| Gravenhurst | 6 | 6 | 0.0 | 0 | 0 | N/A | 6 | 6 | 0.0 |
| Huntsville | 2 | 1 | -50.0 | 0 | 0 | N/A | 2 | 1 | -50.0 |
| VICTORIA/HALIBURTON: | 10 | 14 | 40.0 | 0 | 0 | N/A | 10 | 14 | 40.0 |
| LINDSAY CA: | 3 | 1 | -66.7 | 0 | 0 | N/A | 3 | 1 | -66.7 |
| Lindsay Town | 2 | 0 | -100.0 | 0 | 0 | N/A | 2 | 0 | -100.0 |
| Ops Township | 1 | 1 | 0.0 | 0 | 0 | N/A | 1 | 1 | 0.0 |
| REST OF VICTORIA/HALIBURTON | 7 | 13 | 85.7 | 0 | 0 | N/A | 7 | 13 | 85.7 |
| Fenelon Township | 4 | 3 | -25.0 | 0 | 0 | N/A | 4 | 3 | -25.0 |
| Laxton Township | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| Mariposa Township | 3 | 9 | 200.0 | 0 | 0 | N/A | 3 | 9 | 200.0 |
| Sturgeon Point Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| PETERBOROUGH COUNTY: | 18 | 40 | 122.2 | 0 | 0 | N/A | 18 | 40 | 122.2 |
| PETERBOROUGH CA: | 17 | 36 | 111.8 | 0 | 0 | N/A | 17 | 36 | 111.8 |
| Peterborough City | 16 | 30 | 87.5 | 0 | 0 | N/A | 16 | 30 | 87.5 |
| Dummer Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Douro Township | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| Ennismore Township | 0 | 2 | N/A | 0 | 0 | N/A | 0 | 2 | N/A |
| Indian Reserves 35&36 | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Lakefield | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| North Monaghan Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Otonabee Township | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Smith Township | 1 | 3 | 200.0 | 0 | 0 | N/A | 1 | 3 | 200.0 |
| REST OF PETERBOROUGH COUNTY | 1 | 4 | 300.0 | 0 | 0 | N/A | 1 | 4 | 300.0 |
| Cavan Township | 1 | 4 | 300.0 | 0 | 0 | N/A | 1 | 4 | 300.0 |
| NORTHUMBERLAND COUNTY: | 27 | 30 | 11.1 | 2 | 2 | 0.0 | 29 | 32 | 10.3 |
| COBOURG | 4 | 2 | -50.0 | 0 | 2 | N/A | 4 | 4 | 0.0 |
| REST OF NORTHUMBERLAND: | 23 | 28 | 21.7 | 2 | 0 | -100.0 | 25 | 28 | 12.0 |
| Port Hope | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Murray Township | 2 | 1 | -50.0 | 0 | 0 | N/A | 2 | 1 | -50.0 |
| Brighton Town | 9 | 12 | 33.3 | 2 | 0 | -100.0 | 11 | 12 | 9.1 |
| Hope Township | 2 | 3 | 50.0 | 0 | 0 | N/A | 2 | 3 | 50.0 |
| Percy Township | 1 | 1 | 0.0 | 0 | 0 | N/A | 1 | 1 | 0.0 |
| Hamilton Township | 9 | 11 | 22.2 | 0 | 0 | N/A | 9 | 11 | 22.2 |
| HASTINGS/PRINCE EDWARD: | 21 | 20 | -4.8 | 0 | 0 | N/A | 21 | 20 | -4.8 |
| BELLEVILLE CA: | 19 | 16 | -15.8 | 0 | 0 | N/A | 19 | 16 | -15.8 |
| Belleville City | 10 | 8 | -20.0 | 0 | 0 | N/A | 10 | 8 | -20.0 |
| Ameliasburgh Township | 3 | 4 | 33.3 | 0 | 0 | N/A | 3 | 4 | 33.3 |
| Frankford Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Murray Township | 2 | 1 | -50.0 | 0 | 0 | N/A | 2 | 1 | -50.0 |
| Sidney Township | 1 | 2 | 100.0 | 0 | 0 | N/A | 1 | 2 | 100.0 |
| Stirling Village | 1 | 0 | -100.0 | 0 | 0 | N/A | 1 | 0 | -100.0 |
| Thurlow Township | 2 | 0 | -100.0 | 0 | 0 | N/A | 2 | 0 | -100.0 |
| Trenton City | 0 | 1 | N/A | 0 | 0 | N/A | 0 | 1 | N/A |
| REST OF HASTINGS: | 4 | 5 | 25.0 | 0 | 0 | N/A | 4 | 5 | 25.0 |
| Carlow, Limerick & Rawdon | 1 | 3 | 200.0 | 0 | 0 | N/A | 1 | 3 | 200.0 |
| Faraday Township | 1 | 1 | 0.0 | 0 | 0 | N/A | 1 | 1 | 0.0 |
| Hungerford Township | 2 | 1 | -50.0 | 0 | 0 | N/A | 2 | 1 | -50.0 |

JANUARY-DECEMBER HOUSING STARTS

| | SINGLES | | | MULTIPLES | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change | 1995 | 1996 | Percent Change |
| CMHC TORONTO BRANCH | 9,364 | 13,507 | 44.2 | 10,380 | 9,435 | -9.1 | 19,744 | 22,942 | 16.2 |
| GREATER TORONTO AREA | 7,878 | 11,408 | 44.8 | 9,986 | 9,677 | -3.1 | 17,864 | 21,085 | 18.0 |
| TORONTO CMA: | 6,879 | 10,152 | 47.6 | 9,446 | 8,846 | -6.4 | 16,325 | 18,998 | 16.4 |
| METRO TORONTO: | 742 | 906 | 22.1 | 4,757 | 3,500 | -26.4 | 5,499 | 4,406 | -19.9 |
| Toronto City | 65 | 66 | 1.5 | 891 | 1,699 | 90.7 | 956 | 1,765 | 84.6 |
| East York | 27 | 26 | -3.7 | 2 | 0 | -100.0 | 29 | 26 | -10.3 |
| Etobicoke | 98 | 141 | 43.9 | 38 | 76 | 100.0 | 136 | 217 | 59.6 |
| North York | 376 | 326 | -13.3 | 1,598 | 1,030 | -35.5 | 1,974 | 1,356 | -31.3 |
| Scarborough | 170 | 343 | 101.8 | 1,865 | 665 | -64.3 | 2,035 | 1,008 | -50.5 |
| York City | 6 | 4 | -33.3 | 363 | 30 | -91.7 | 369 | 34 | -90.8 |
| YORK REGION: | 2,664 | 3,810 | 43.0 | 1,516 | 1,555 | 2.6 | 4,180 | 5,365 | 28.3 |
| Aurora | 168 | 307 | 82.7 | 153 | 460 | 200.7 | 321 | 767 | 138.9 |
| East Gwillimbury | 18 | 71 | 294.4 | 0 | 0 | N/A | 18 | 71 | 294.4 |
| Georgina Island | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| Georgina Township | 43 | 104 | 141.9 | 0 | 5 | N/A | 43 | 109 | 153.5 |
| King | 19 | 29 | 52.6 | 0 | 0 | N/A | 19 | 29 | 52.6 |
| Markham | 1,023 | 1,011 | -1.2 | 237 | 205 | -13.5 | 1,260 | 1,216 | -3.5 |
| Newmarket | 308 | 471 | 52.9 | 248 | 246 | -0.8 | 556 | 717 | 29.0 |
| Richmond Hill | 470 | 510 | 8.5 | 99 | 81 | -18.2 | 569 | 591 | 3.9 |
| Vaughan | 558 | 1,221 | 118.8 | 770 | 511 | -33.6 | 1,328 | 1,732 | 30.4 |
| Whitchurch-Stouffville | 57 | 86 | 50.9 | 9 | 47 | 422.2 | 66 | 133 | 101.5 |
| PEEL REGION: | 2,222 | 3,195 | 43.8 | 2,664 | 2,650 | -0.5 | 4,886 | 5,845 | 19.6 |
| Brampton | 710 | 1,017 | 43.2 | 643 | 1,256 | 95.3 | 1,353 | 2,273 | 68.0 |
| Caledon | 223 | 398 | 78.5 | 46 | 107 | 132.6 | 269 | 505 | 87.7 |
| Mississauga | 1,289 | 1,780 | 38.1 | 1,975 | 1,287 | -34.8 | 3,264 | 3,067 | -6.0 |
| HALTON REGION: | 734 | 1,180 | 60.8 | 391 | 1,059 | 170.8 | 1,125 | 2,239 | 99.0 |
| Burlington ** | 150 | 376 | 150.7 | 224 | 552 | 146.4 | 374 | 928 | 148.1 |
| Halton Hills | 221 | 309 | 39.8 | 14 | 148 | 957.1 | 235 | 457 | 94.5 |
| Milton | 24 | 19 | -20.8 | 0 | 0 | N/A | 24 | 19 | -20.8 |
| Oakville | 339 | 476 | 40.4 | 153 | 359 | 134.6 | 492 | 835 | 69.7 |
| REST OF TORONTO CMA: | 667 | 1,437 | 115.4 | 342 | 634 | 85.4 | 1,009 | 2,071 | 105.3 |
| Ajax | 103 | 528 | 412.6 | 102 | 156 | 52.9 | 205 | 684 | 233.7 |
| Bradford West Gwillimbury | 71 | 150 | 111.3 | 0 | 0 | N/A | 71 | 150 | 111.3 |
| Orangeville | 114 | 145 | 27.2 | 8 | 51 | 537.5 | 122 | 196 | 60.7 |
| Pickering | 223 | 358 | 60.5 | 211 | 399 | 89.1 | 434 | 757 | 74.4 |
| New Tecumseth | 83 | 135 | 62.7 | 19 | 28 | 47.4 | 102 | 163 | 59.8 |
| Uxbridge | 73 | 121 | 65.8 | 2 | 0 | -100.0 | 75 | 121 | 61.3 |
| Mono Township ** | 13 | 26 | 100.0 | 0 | 0 | N/A | 13 | 26 | 100.0 |
| DURHAM REGION: | 1,516 | 2,317 | 52.8 | 658 | 913 | 38.8 | 2,174 | 3,230 | 48.6 |
| OSHAWA CMA: | 1,035 | 1,216 | 17.5 | 295 | 347 | 17.6 | 1,330 | 1,563 | 17.5 |
| Oshawa City | 275 | 358 | 30.2 | 38 | 154 | 305.3 | 313 | 512 | 63.6 |
| Clarington | 331 | 419 | 26.6 | 168 | 130 | -22.6 | 499 | 549 | 10.0 |
| Whitby | 429 | 439 | 2.3 | 89 | 63 | -29.2 | 518 | 502 | -3.1 |
| REST OF DURHAM: | 481 | 1,101 | 128.9 | 363 | 566 | 55.9 | 844 | 1,667 | 97.5 |
| Ajax | 103 | 528 | 412.6 | 102 | 156 | 52.9 | 205 | 684 | 233.7 |
| Brock | 24 | 18 | -25.0 | 48 | 11 | -77.1 | 72 | 29 | -59.7 |
| Pickering | 223 | 358 | 60.5 | 211 | 399 | 89.1 | 434 | 757 | 74.4 |
| Scugog | 58 | 76 | 31.0 | 0 | 0 | N/A | 58 | 76 | 31.0 |
| Uxbridge | 73 | 121 | 65.8 | 2 | 0 | -100.0 | 75 | 121 | 61.3 |
| SIMCOE COUNTY: | 1,080 | 1,721 | 59.4 | 343 | 282 | -17.8 | 1,423 | 2,003 | 40.8 |
| BARRIE CA: | 611 | 1,123 | 83.8 | 228 | 197 | -13.6 | 839 | 1,320 | 57.3 |
| Barrie City | 479 | 892 | 86.2 | 228 | 191 | -16.2 | 707 | 1,083 | 53.2 |
| Innisfil | 98 | 186 | 89.8 | 0 | 0 | N/A | 98 | 186 | 89.8 |
| Springwater Township | 34 | 45 | 32.4 | 0 | 6 | N/A | 34 | 51 | 50.0 |
| COLLINGWOOD | 44 | 27 | -38.6 | 20 | 19 | -5.0 | 64 | 46 | -28.1 |
| MIDLAND CA: | 119 | 132 | 10.9 | 72 | 0 | -100.0 | 191 | 132 | -30.9 |
| Midland Town | 23 | 16 | -30.4 | 72 | 0 | -100.0 | 95 | 16 | -83.2 |
| Penetanguishene | 10 | 40 | 300.0 | 0 | 0 | N/A | 10 | 40 | 300.0 |
| Christian Island | 8 | 7 | -12.5 | 0 | 0 | N/A | 8 | 7 | -12.5 |
| Tay Township | 47 | 46 | -2.1 | 0 | 0 | N/A | 47 | 46 | -2.1 |
| Tiny Township | 31 | 23 | -25.8 | 0 | 0 | N/A | 31 | 23 | -25.8 |

JANUARY-DECEMBER HOUSING STARTS

| | Singles 1995 | Singles 1996 | Singles Percent Change | Multiples 1995 | Multiples 1996 | Multiples Percent Change | Total 1995 | Total 1996 | Total Percent Change |
|---|---|---|---|---|---|---|---|---|---|
| ORILLIA CA: | 112 | 123 | 9.8 | 4 | 38 | 850.0 | 116 | 161 | 38.8 |
| Orillia City | 65 | 78 | 20.0 | 4 | 38 | 850.0 | 69 | 116 | 68.1 |
| Severn Township | 47 | 45 | -4.3 | 0 | 0 | N/A | 47 | 45 | -4.3 |
| REST OF SIMCOE COUNTY: | 194 | 316 | 62.9 | 19 | 28 | 47.4 | 213 | 344 | 61.5 |
| Adjala-Tosorontio Township | 40 | 31 | -22.5 | 0 | 0 | N/A | 40 | 31 | -22.5 |
| Bradford West Gwillimbury | 71 | 150 | 111.3 | 0 | 0 | N/A | 71 | 150 | 111.3 |
| New Tecumseth | 83 | 135 | 62.7 | 19 | 28 | 47.4 | 102 | 163 | 59.8 |
| MUSKOKA DISTRICT: | 109 | 114 | 4.6 | 27 | 27 | 0.0 | 136 | 141 | 3.7 |
| Bracebridge | 24 | 41 | 70.8 | 14 | 15 | 7.1 | 38 | 56 | 47.4 |
| Gravenhurst | 26 | 24 | -7.7 | 0 | 0 | N/A | 26 | 24 | -7.7 |
| Huntsville | 59 | 49 | -16.9 | 13 | 12 | -7.7 | 72 | 61 | -15.3 |
| VICTORIA/HALIBURTON: | 68 | 83 | 22.1 | 6 | 2 | -66.7 | 74 | 85 | 14.9 |
| LINDSAY CA: | 43 | 40 | -7.0 | 6 | 2 | -66.7 | 49 | 42 | -14.3 |
| Lindsay Town | 27 | 28 | 3.7 | 6 | 2 | -66.7 | 33 | 30 | -9.1 |
| Ops Township | 16 | 12 | -25.0 | 0 | 0 | N/A | 16 | 12 | -25.0 |
| REST OF VICTORIA/HALIBURTON | 25 | 43 | 72.0 | 0 | 0 | N/A | 25 | 43 | 72.0 |
| Fenelon Township | 13 | 10 | -23.1 | 0 | 0 | N/A | 13 | 10 | -23.1 |
| Laxton Township | 1 | 3 | 200.0 | 0 | 0 | N/A | 1 | 3 | 200.0 |
| Mariposa Township | 11 | 30 | 172.7 | 0 | 0 | N/A | 11 | 30 | 172.7 |
| Sturgeon Point Village | 0 | 0 | N/A | 0 | 0 | N/A | 0 | 0 | N/A |
| PETERBOROUGH COUNTY: | 205 | 295 | 43.9 | 158 | 62 | -60.8 | 363 | 357 | -1.7 |
| PETERBOROUGH CA: | 193 | 278 | 44.0 | 158 | 62 | -60.8 | 351 | 340 | -3.1 |
| Peterborough City | 123 | 201 | 63.4 | 148 | 62 | -58.1 | 271 | 263 | -3.0 |
| Dummer Township | 12 | 12 | 0.0 | 0 | 0 | N/A | 12 | 12 | 0.0 |
| Douro Township | 8 | 11 | 37.5 | 0 | 0 | N/A | 8 | 11 | 37.5 |
| Ennismore Township | 13 | 12 | -7.7 | 0 | 0 | N/A | 13 | 12 | -7.7 |
| Indian Reserves 35&36 | 9 | 5 | -44.4 | 0 | 0 | N/A | 9 | 5 | -44.4 |
| Lakefield | 0 | 3 | N/A | 10 | 0 | -100.0 | 10 | 3 | -70.0 |
| North Monaghan Township | 5 | 3 | -40.0 | 0 | 0 | N/A | 5 | 3 | -40.0 |
| Otonabee Township | 10 | 13 | 30.0 | 0 | 0 | N/A | 10 | 13 | 30.0 |
| Smith Township | 13 | 18 | 38.5 | 0 | 0 | N/A | 13 | 18 | 38.5 |
| REST OF PETERBOROUGH COUNTY | 12 | 17 | 41.7 | 0 | 0 | N/A | 12 | 17 | 41.7 |
| Cavan Township | 12 | 17 | 41.7 | 0 | 0 | N/A | 12 | 17 | 41.7 |
| NORTHUMBERLAND COUNTY: | 162 | 243 | 50.0 | 36 | 20 | -44.4 | 198 | 263 | 32.8 |
| COBOURG | 60 | 93 | 55.0 | 34 | 20 | -41.2 | 94 | 113 | 20.2 |
| REST OF NORTHUMBERLAND: | 102 | 150 | 47.1 | 2 | 0 | -100.0 | 104 | 150 | 44.2 |
| Port Hope | 2 | 0 | -100.0 | 0 | 0 | N/A | 2 | 0 | -100.0 |
| Murray Township | 41 | 58 | 41.5 | 0 | 0 | N/A | 41 | 58 | 41.5 |
| Brighton Town | 25 | 40 | 60.0 | 2 | 0 | -100.0 | 27 | 40 | 48.1 |
| Hope Township | 8 | 9 | 12.5 | 0 | 0 | N/A | 8 | 9 | 12.5 |
| Percy Township | 3 | 9 | 200.0 | 0 | 0 | N/A | 3 | 9 | 200.0 |
| Hamilton Township | 23 | 34 | 47.8 | 0 | 0 | N/A | 23 | 34 | 47.8 |
| HASTINGS/PRINCE EDWARD: | 143 | 193 | 35.0 | 54 | 14 | -74.1 | 197 | 207 | 5.1 |
| BELLEVILLE CA: | 164 | 229 | 39.6 | 54 | 14 | -74.1 | 218 | 243 | 11.5 |
| Belleville City | 30 | 65 | 116.7 | 42 | 4 | -90.5 | 72 | 69 | -4.2 |
| Ameliasburgh Township | 27 | 29 | 7.4 | 0 | 0 | N/A | 27 | 29 | 7.4 |
| Frankford Village | 1 | 2 | 100.0 | 6 | 6 | 0.0 | 7 | 8 | 14.3 |
| Murray Township | 41 | 58 | 41.5 | 0 | 0 | N/A | 41 | 58 | 41.5 |
| Sidney Township | 23 | 44 | 91.3 | 0 | 0 | N/A | 23 | 44 | 91.3 |
| Stirling Village | 2 | 0 | -100.0 | 0 | 0 | N/A | 2 | 0 | -100.0 |
| Thurlow Township | 28 | 21 | -25.0 | 0 | 0 | N/A | 28 | 21 | -25.0 |
| Trenton City | 12 | 10 | -16.7 | 6 | 4 | -33.3 | 18 | 14 | -22.2 |
| REST OF HASTINGS: | 20 | 22 | 10.0 | 0 | 0 | N/A | 20 | 22 | 10.0 |
| Carlow, Limerick & Rawdon | 10 | 10 | 0.0 | 0 | 0 | N/A | 10 | 10 | 0.0 |
| Faraday Township | 1 | 4 | 300.0 | 0 | 0 | N/A | 1 | 4 | 300.0 |
| Hungerford Township | 9 | 8 | -11.1 | 0 | 0 | N/A | 9 | 8 | -11.1 |

DECEMBER 1996

| CMHC TORONTO BRANCH | | OWNERSHIP | | | | | RENTAL | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | FREEHOLD | | | CONDOMINIUM | | PRIVATE | | ASSISTED | | TOTAL | TOTAL | GRAND |
| | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | ROW | APT | TOTAL |
| STARTS | - Current Month | 1270 | 160 | 248 | 112 | 614 | 30 | 8 | 0 | 0 | 390 | 622 | 244 |
| | - Year-To-Date 1996 | 13507 | 1712 | 2436 | 2045 | 2356 | 33 | 71 | 19 | 763 | 4533 | 3190 | 2294 |
| | - Year-To-Date 1995 | 9364 | 1046 | 2681 | 952 | 3458 | 6 | 180 | 91 | 1966 | 3730 | 5604 | 1974 |
| Under Construction | - 1996 | 7150 | 936 | 1634 | 1584 | 2837 | 30 | 91 | 5 | 937 | 3253 | 3865 | 1520 |
| | - 1995 | 5158 | 642 | 1625 | 729 | 3771 | 6 | 182 | 86 | 2374 | 2446 | 6327 | 1457 |
| COMPLETIONS | - Current Month | 1134 | 182 | 346 | 250 | 605 | 0 | 0 | 10 | 90 | 606 | 695 | 261 |
| | - Year-To-Date 1996 | 11472 | 1416 | 2460 | 1192 | 3265 | 6 | 222 | 100 | 2139 | 3758 | 5626 | 2227 |
| | - Year-To-Date 1995 | 10683 | 1038 | 1939 | 888 | 1584 | 4 | 305 | 104 | 2387 | 2935 | 4276 | 1893 |
| Completed & Not Absorbed | - 1996 | 599 | 160 | 78 | 67 | 502 | 0 | 28 | 0 | 35 | 145 | 565 | 146 |
| | - 1995 | 721 | 169 | 82 | 73 | 717 | 0 | 3 | 0 | 4 | 155 | 724 | 176 |
| Total Supply | - 1996 | 9468 | 1356 | 1943 | 1994 | 4499 | 30 | 188 | 5 | 972 | 3972 | 5659 | 2045 |
| | - 1995 | 8268 | 1080 | 2196 | 1009 | 5447 | 6 | 240 | 100 | 2647 | 3311 | 8334 | 2099 |
| Absorptions | - Current Month | 1131 | 164 | 302 | 227 | 530 | 0 | 0 | 10 | 96 | 539 | 626 | 246 |
| | - 3 Month Average | 1358 | 163 | 203 | 119 | 389 | 0 | 6 | 1 | 148 | 323 | 543 | 238 |
| | - 12 Month Average | 944 | 114 | 191 | 88 | 251 | 1 | 17 | 8 | 176 | 288 | 444 | 179 |

GREATER TORONTO AREA

| | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | ROW | APT | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 1619 | 289 | 329 | 315 | 1160 | 0 | 57 | 0 | 0 | 644 | 1217 | 376 |
| STARTS | - Current Month | 1033 | 164 | 249 | 115 | 614 | 30 | 2 | 0 | 0 | 394 | 616 | 220 |
| | - Year-To-Date 1996 | 11408 | 1664 | 2475 | 2200 | 2401 | 33 | 122 | 19 | 763 | 4727 | 3286 | 2108 |
| | - Year-To-Date 1995 | 7878 | 914 | 2564 | 1025 | 3478 | 6 | 14 | 91 | 1894 | 3686 | 5386 | 1786 |
| Under Construction | - 1996 | 6034 | 916 | 1658 | 1711 | 2905 | 30 | 142 | 5 | 937 | 3404 | 3984 | 1433 |
| | - 1995 | 4317 | 576 | 1619 | 798 | 3692 | 6 | 64 | 86 | 2262 | 2509 | 6018 | 1342 |
| COMPLETIONS | - Current Month | 911 | 188 | 363 | 274 | 605 | 0 | 0 | 10 | 90 | 647 | 695 | 244 |
| | - Year-To-Date 1996 | 9646 | 1318 | 2485 | 1269 | 3187 | 6 | 104 | 100 | 2027 | 3860 | 5318 | 2014 |
| | - Year-To-Date 1995 | 9306 | 954 | 1902 | 1087 | 1609 | 4 | 236 | 91 | 2351 | 3084 | 4196 | 1754 |
| Completed & Not Absorbed | - 1996 | 470 | 144 | 67 | 45 | 502 | 0 | 2 | 0 | 32 | 112 | 536 | 126 |
| | - 1995 | 592 | 144 | 78 | 80 | 732 | 0 | 3 | 0 | 4 | 158 | 739 | 163 |
| Total Supply | - 1996 | 8123 | 1349 | 2054 | 2071 | 4567 | 30 | 201 | 5 | 969 | 4160 | 5737 | 1936 |
| | - 1995 | 7100 | 1001 | 2290 | 1085 | 5383 | 6 | 76 | 100 | 2535 | 3481 | 7994 | 1957 |
| Absorptions | - Current Month | 914 | 172 | 327 | 246 | 529 | 0 | 0 | 10 | 96 | 583 | 625 | 229 |
| | - 3 Month Average | 1187 | 163 | 222 | 122 | 380 | 0 | 3 | 1 | 146 | 345 | 529 | 222 |
| | - 12 Month Average | 798 | 103 | 190 | 95 | 251 | 1 | 9 | 8 | 167 | 294 | 427 | 162 |

TORONTO CMA

| | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | ROW | APT | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 1322 | 267 | 230 | 315 | 1160 | 0 | 9 | 0 | 0 | 545 | 1169 | 3303 |
| STARTS | - Current Month | 885 | 154 | 212 | 104 | 614 | 30 | 2 | 0 | 0 | 346 | 616 | 2001 |
| | - Year-To-Date 1996 | 10152 | 1612 | 2150 | 1854 | 2302 | 33 | 113 | 19 | 763 | 4056 | 3178 | 18998 |
| | - Year-To-Date 1995 | 6879 | 896 | 2329 | 897 | 3406 | 6 | 14 | 91 | 1807 | 3323 | 5227 | 16325 |
| Under Construction | - 1996 | 5458 | 900 | 1531 | 1406 | 2806 | 30 | 133 | 5 | 937 | 2972 | 3876 | 13206 |
| | - 1995 | 3864 | 568 | 1494 | 668 | 3692 | 6 | 64 | 86 | 2187 | 2254 | 5943 | 12629 |
| COMPLETIONS | - Current Month | 811 | 176 | 290 | 238 | 605 | 0 | 0 | 10 | 90 | 538 | 695 | 2220 |
| | - Year-To-Date 1996 | 8539 | 1276 | 2162 | 1096 | 3187 | 6 | 104 | 100 | 1952 | 3364 | 5243 | 18422 |
| | - Year-To-Date 1995 | 8263 | 906 | 1741 | 824 | 1537 | 4 | 232 | 83 | 2245 | 2652 | 4014 | 15835 |
| Completed & Not Absorbed | - 1996 | 434 | 141 | 59 | 40 | 484 | 0 | 1 | 0 | 32 | 99 | 517 | 1191 |
| | - 1995 | 529 | 145 | 65 | 57 | 694 | 0 | 2 | 0 | 4 | 122 | 700 | 1496 |
| Total Supply | - 1996 | 7214 | 1308 | 1820 | 1761 | 4450 | 30 | 143 | 5 | 969 | 3616 | 5562 | 17700 |
| | - 1995 | 6333 | 976 | 1992 | 932 | 5345 | 6 | 75 | 100 | 2460 | 3030 | 7880 | 18219 |
| Absorptions | - Current Month | 797 | 156 | 258 | 214 | 529 | 0 | 0 | 10 | 96 | 482 | 625 | 2060 |
| | - 3 Month Average | 1062 | 154 | 193 | 109 | 379 | 0 | 3 | 1 | 130 | 303 | 512 | 2031 |
| | - 12 Month Average | 705 | 101 | 165 | 82 | 244 | 1 | 9 | 8 | 160 | 256 | 413 | 1475 |

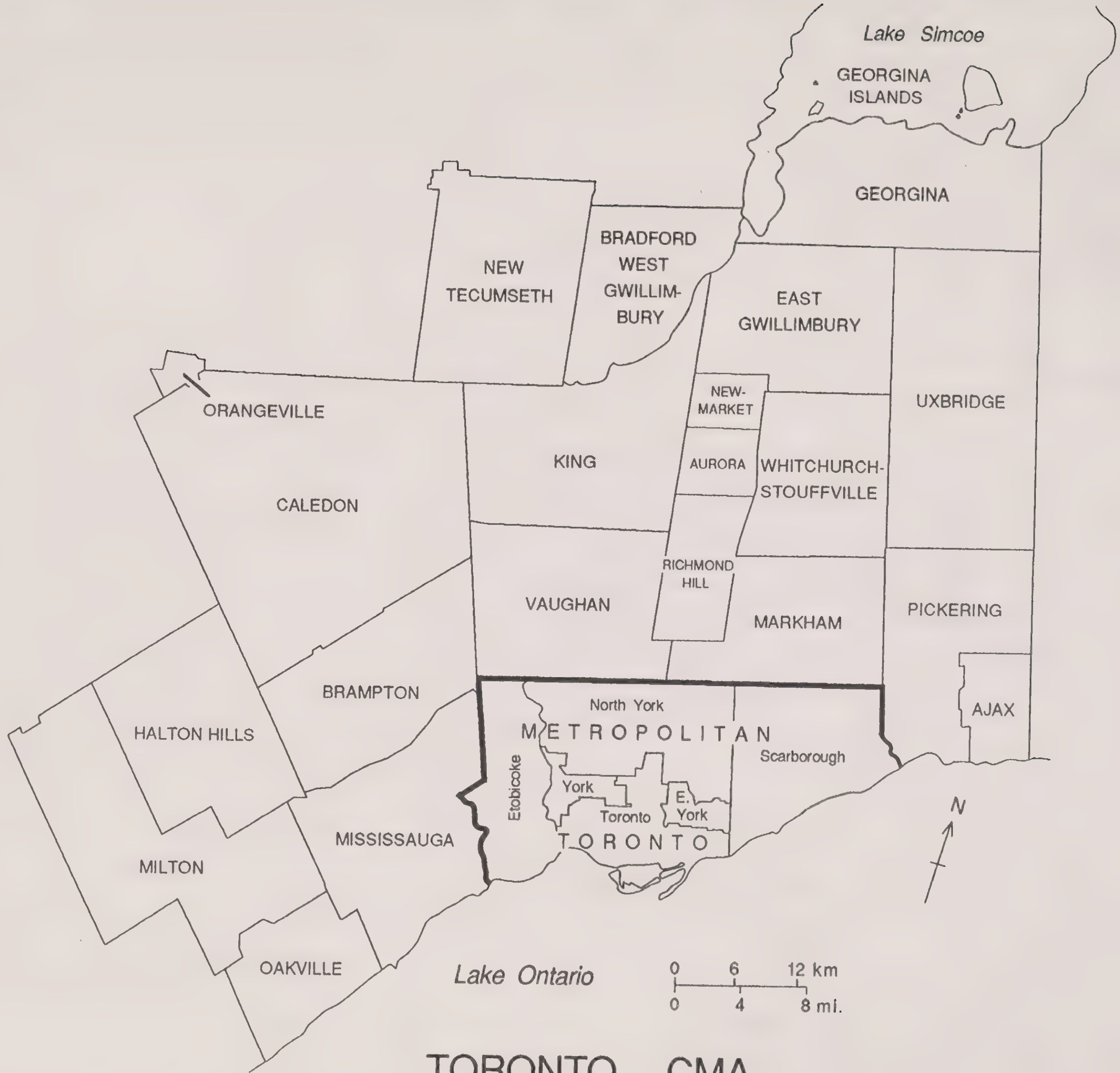
| ETROPOLITAN TORONTO | | FREEHOLD | | | CONDOMINIUM | | PRIVATE | | ASSISTED | | TOTAL | TOTAL | GRAND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | OWNERSHIP | | | | | RENTAL | | | | | | |
| | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | ROW | APT | TOTAL |
| ending Starts | | 214 | 133 | 141 | 128 | 1160 | 0 | 9 | 0 | 0 | 269 | 1169 | 1785 |
| TARTS | - Current Month | 40 | 34 | 71 | 0 | 614 | 0 | 2 | 0 | 0 | 71 | 616 | 761 |
| | - Year-To-Date 1996 | 906 | 154 | 333 | 200 | 2062 | 0 | 60 | 9 | 682 | 542 | 2804 | 4406 |
| | - Year-To-Date 1995 | 742 | 96 | 114 | 13 | 3115 | 6 | 14 | 91 | 1308 | 224 | 4437 | 5499 |
| nder Construction | - 1996 | 574 | 86 | 206 | 188 | 2668 | 0 | 77 | 5 | 856 | 399 | 3601 | 4660 |
| | - 1995 | 509 | 68 | 81 | 7 | 3553 | 6 | 56 | 86 | 1688 | 180 | 5297 | 6054 |
| OMPLETIONS | - Current Month | 92 | 12 | 11 | 12 | 605 | 0 | 0 | 0 | 10 | 23 | 615 | 742 |
| | - Year-To-Date 1996 | 826 | 132 | 229 | 19 | 2943 | 6 | 92 | 90 | 1453 | 344 | 4488 | 5790 |
| | - Year-To-Date 1995 | 739 | 84 | 77 | 17 | 688 | 4 | 160 | 5 | 1303 | 103 | 2151 | 3077 |
| mpleted & Not Absorbed | - 1996 | 107 | 49 | 19 | 6 | 310 | 0 | 1 | 0 | 32 | 25 | 343 | 524 |
| | - 1995 | 131 | 34 | 8 | 8 | 441 | 0 | 1 | 0 | 2 | 16 | 444 | 625 |
| tal Supply | - 1996 | 895 | 268 | 366 | 322 | 4138 | 0 | 87 | 5 | 888 | 693 | 5113 | 6969 |
| | - 1995 | 808 | 129 | 116 | 15 | 4953 | 6 | 61 | 90 | 1851 | 227 | 6865 | 8029 |
| sorptions | - Current Month | 78 | 12 | 5 | 10 | 529 | 0 | 0 | 0 | 16 | 15 | 545 | 650 |
| | - 3 Month Average | 98 | 12 | 51 | 3 | 334 | 0 | 1 | 1 | 76 | 55 | 411 | 576 |
| | - 12 Month Average | 68 | 9 | 18 | 2 | 217 | 1 | 8 | 8 | 124 | 29 | 349 | 455 |
| **RK REGION** | | | | | | | | | | | | | |
| nding Starts | | 530 | 20 | 32 | 28 | 0 | 0 | 0 | 0 | 0 | 60 | 0 | 610 |
| ARTS | - Current Month | 363 | 32 | 49 | 58 | 0 | 30 | 0 | 0 | 0 | 137 | 0 | 532 |
| | - Year-To-Date 1996 | 3810 | 320 | 605 | 409 | 102 | 33 | 5 | 0 | 81 | 1047 | 188 | 5365 |
| | - Year-To-Date 1995 | 2664 | 172 | 554 | 499 | 291 | 0 | 0 | 0 | 0 | 1053 | 291 | 4180 |
| der Construction | - 1996 | 2246 | 214 | 409 | 233 | 0 | 30 | 8 | 0 | 81 | 672 | 89 | 3221 |
| | - 1995 | 1564 | 86 | 196 | 418 | 139 | 0 | 8 | 0 | 0 | 614 | 147 | 2411 |
| MPLETIONS | - Current Month | 239 | 50 | 170 | 85 | 0 | 0 | 0 | 0 | 0 | 255 | 0 | 544 |
| | - Year-To-Date 1996 | 3126 | 192 | 416 | 574 | 244 | 0 | 11 | 0 | 0 | 990 | 255 | 4563 |
| | - Year-To-Date 1995 | 3323 | 204 | 610 | 138 | 694 | 0 | 72 | 23 | 267 | 771 | 1033 | 5331 |
| npleted & Not Absorbed | - 1996 | 103 | 54 | 17 | 21 | 170 | 0 | 0 | 0 | 0 | 38 | 170 | 365 |
| | - 1995 | 134 | 28 | 35 | 10 | 245 | 0 | 1 | 0 | 1 | 45 | 247 | 454 |
| al Supply | - 1996 | 2879 | 288 | 458 | 282 | 170 | 30 | 8 | 0 | 81 | 770 | 259 | 4196 |
| | - 1995 | 2327 | 146 | 238 | 569 | 384 | 0 | 14 | 0 | 109 | 807 | 507 | 3787 |
| orptions | - Current Month | 237 | 43 | 153 | 74 | 0 | 0 | 0 | 0 | 0 | 227 | 0 | 507 |
| | - 3 Month Average | 416 | 20 | 28 | 55 | 45 | 0 | 2 | 0 | 0 | 83 | 47 | 566 |
| | - 12 Month Average | 263 | 12 | 28 | 45 | 27 | 0 | 1 | 0 | 0 | 73 | 28 | 376 |
| **EL REGION** | | | | | | | | | | | | | |
| ding Starts | | 289 | 98 | 18 | 123 | 0 | 0 | 0 | 0 | 0 | 141 | 0 | 528 |
| RTS | - Current Month | 282 | 50 | 92 | 46 | 0 | 0 | 0 | 0 | 0 | 138 | 0 | 470 |
| | - Year-To-Date 1996 | 3195 | 870 | 741 | 1029 | 0 | 0 | 0 | 10 | 0 | 1780 | 0 | 5845 |
| | - Year-To-Date 1995 | 2222 | 496 | 1317 | 352 | 0 | 0 | 0 | 0 | 499 | 1669 | 499 | 4886 |
| er Construction | - 1996 | 1551 | 436 | 566 | 851 | 0 | 0 | 0 | 0 | 0 | 1417 | 0 | 3404 |
| | - 1995 | 1142 | 340 | 810 | 223 | 0 | 0 | 0 | 0 | 499 | 1033 | 499 | 3014 |
| MPLETIONS | - Current Month | 258 | 78 | 91 | 108 | 0 | 0 | 0 | 10 | 80 | 209 | 80 | 625 |
| | - Year-To-Date 1996 | 2783 | 774 | 989 | 401 | 0 | 0 | 1 | 10 | 499 | 1400 | 500 | 5457 |
| | - Year-To-Date 1995 | 2632 | 528 | 702 | 517 | 0 | 0 | 0 | 0 | 471 | 1219 | 471 | 4850 |
| pleted & Not Absorbed | - 1996 | 30 | 12 | 1 | 9 | 0 | 0 | 0 | 0 | 0 | 10 | 0 | 52 |
| | - 1995 | 66 | 28 | 14 | 33 | 0 | 0 | 0 | 0 | 0 | 47 | 0 | 141 |
| Supply | - 1996 | 1870 | 546 | 585 | 983 | 0 | 0 | 0 | 0 | 0 | 1568 | 0 | 3984 |
| | - 1995 | 2083 | 568 | 1148 | 274 | 0 | 0 | 0 | 10 | 499 | 1432 | 499 | 4582 |
| rptions | - Current Month | 259 | 76 | 93 | 100 | 0 | 0 | 0 | 10 | 80 | 203 | 80 | 618 |
| | - 3 Month Average | 346 | 111 | 80 | 36 | 0 | 0 | 0 | 0 | 54 | 116 | 54 | 627 |
| | - 12 Month Average | 230 | 64 | 77 | 29 | 0 | 0 | 0 | 0 | 35 | 106 | 35 | 435 |

DECEMBER 1996

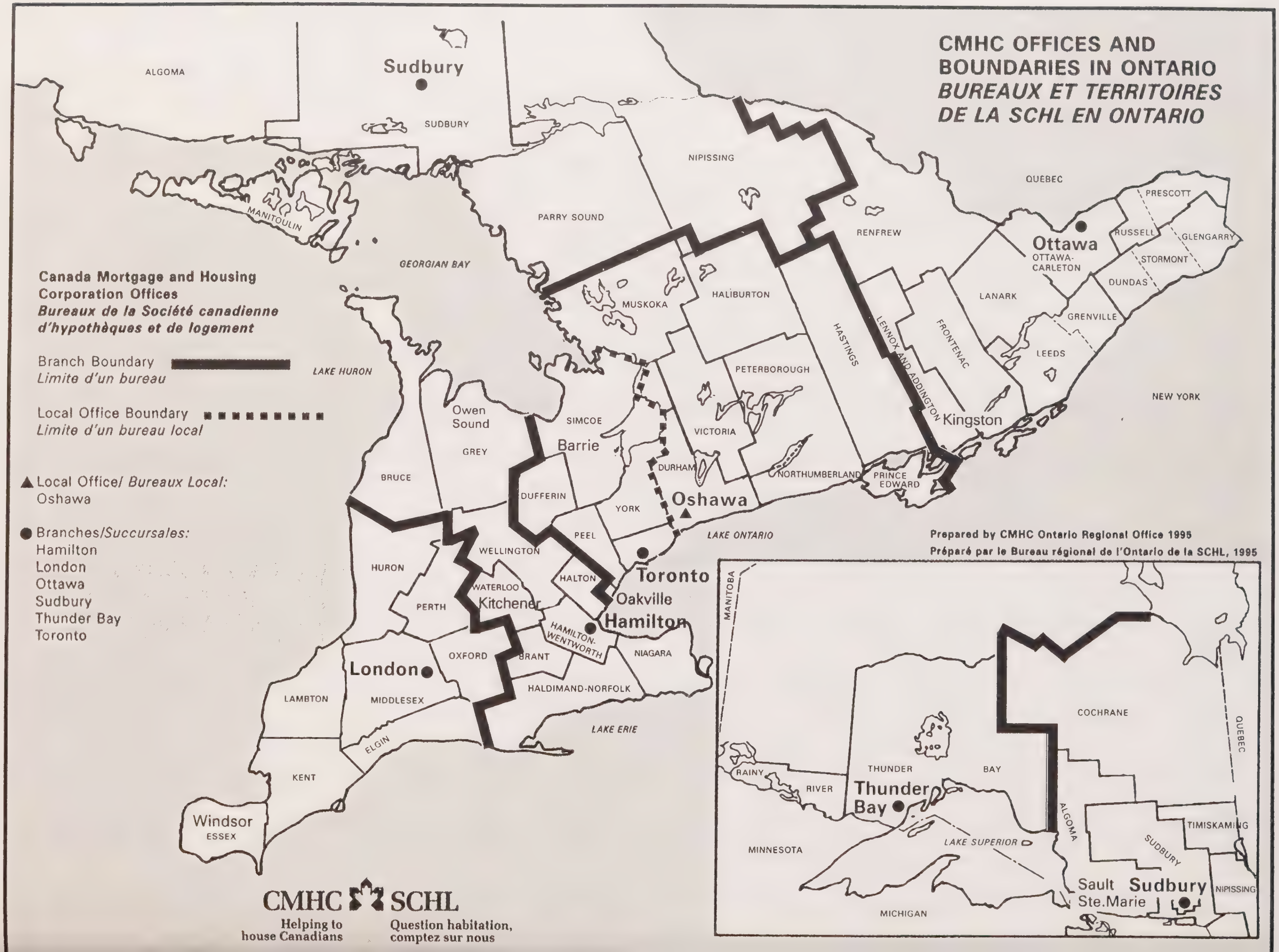
| HALTON REGION | | Ownership: Freehold SINGLE | Freehold SEMI | Freehold ROW | Condominium ROW | Condominium APT | Rental: Private ROW | Private APT | Assisted ROW | Assisted APT | TOTAL ROW | TOTAL APT | GRAN TOTA |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 234 | 36 | 124 | 0 | 0 | 0 | 48 | 0 | 0 | 124 | 48 | 44 |
| STARTS | - Current Month | 82 | 6 | 6 | 11 | 0 | 0 | 0 | 0 | 0 | 17 | 0 | 10 |
| | - Year-To-Date 1996 | 1180 | 138 | 402 | 341 | 121 | 0 | 57 | 0 | 0 | 743 | 178 | 223 |
| | - Year-To-Date 1995 | 734 | 18 | 140 | 161 | 72 | 0 | 0 | 0 | 0 | 301 | 72 | 112 |
| Under Construction | - 1996 | 565 | 106 | 347 | 280 | 121 | 0 | 57 | 0 | 0 | 627 | 178 | 147 |
| | - 1995 | 395 | 12 | 200 | 150 | 0 | 0 | 0 | 0 | 0 | 350 | 0 | 75 |
| COMPLETIONS | - Current Month | 110 | 16 | 33 | 31 | 0 | 0 | 0 | 0 | 0 | 64 | 0 | 19 |
| | - Year-To-Date 1996 | 1011 | 44 | 255 | 211 | 0 | 0 | 0 | 0 | 0 | 466 | 0 | 152 |
| | - Year-To-Date 1995 | 893 | 44 | 248 | 282 | 72 | 0 | 0 | 55 | 59 | 585 | 131 | 165 |
| Completed & Not Absorbed | - 1996 | 52 | 7 | 4 | 5 | 10 | 0 | 0 | 0 | 0 | 9 | 10 | 7 |
| | - 1995 | 37 | 5 | 4 | 18 | 26 | 0 | 0 | 0 | 1 | 22 | 27 | 9 |
| Total Supply | - 1996 | 851 | 149 | 475 | 285 | 131 | 0 | 105 | 0 | 0 | 760 | 236 | 199 |
| | - 1995 | 560 | 39 | 329 | 216 | 26 | 0 | 0 | 0 | 1 | 545 | 27 | 117 |
| Absorptions | - Current Month | 115 | 16 | 33 | 27 | 0 | 0 | 0 | 0 | 0 | 60 | 0 | 19 |
| | - 3 Month Average | 116 | 5 | 30 | 23 | 0 | 0 | 0 | 0 | 0 | 53 | 0 | 17 |
| | - 12 Month Average | 81 | 2 | 19 | 17 | 7 | 0 | 0 | 0 | 0 | 36 | 7 | 12 |

| DURHAM REGION | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | TOTAL ROW | TOTAL APT | GRAN TOTA |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 352 | 2 | 14 | 36 | 0 | 0 | 0 | 0 | 0 | 50 | 0 | 40 |
| STARTS | - Current Month | 266 | 42 | 31 | 0 | 0 | 0 | 0 | 0 | 0 | 31 | 0 | 33 |
| | - Year-To-Date 1996 | 2317 | 182 | 394 | 221 | 116 | 0 | 0 | 0 | 0 | 615 | 116 | 323 |
| | - Year-To-Date 1995 | 1516 | 132 | 439 | 0 | 0 | 0 | 0 | 0 | 87 | 439 | 87 | 217 |
| Under Construction | - 1996 | 1098 | 74 | 130 | 159 | 116 | 0 | 0 | 0 | 0 | 289 | 116 | 157 |
| | - 1995 | 707 | 70 | 332 | 0 | 0 | 0 | 0 | 0 | 75 | 332 | 75 | 118 |
| COMPLETIONS | - Current Month | 212 | 32 | 58 | 38 | 0 | 0 | 0 | 0 | 0 | 96 | 0 | 34 |
| | - Year-To-Date 1996 | 1900 | 176 | 596 | 64 | 0 | 0 | 0 | 0 | 75 | 660 | 75 | 281 |
| | - Year-To-Date 1995 | 1719 | 94 | 265 | 133 | 155 | 0 | 4 | 8 | 251 | 406 | 410 | 262 |
| Completed & Not Absorbed | - 1996 | 178 | 22 | 26 | 4 | 12 | 0 | 1 | 0 | 0 | 30 | 13 | 24 |
| | - 1995 | 224 | 49 | 17 | 11 | 20 | 0 | 1 | 0 | 0 | 28 | 21 | 32 |
| Total Supply | - 1996 | 1628 | 98 | 170 | 199 | 128 | 0 | 1 | 0 | 0 | 369 | 129 | 222 |
| | - 1995 | 1322 | 119 | 459 | 11 | 20 | 0 | 1 | 0 | 75 | 470 | 96 | 200 |
| Absorptions | - Current Month | 225 | 25 | 43 | 35 | 0 | 0 | 0 | 0 | 0 | 78 | 0 | 32 |
| | - 3 Month Average | 211 | 15 | 33 | 5 | 1 | 0 | 0 | 0 | 16 | 38 | 17 | 28 |
| | - 12 Month Average | 155 | 15 | 48 | 3 | 1 | 0 | 0 | 0 | 7 | 51 | 8 | 22 |

| OSHAWA CMA | | SINGLE | SEMI | ROW | ROW | APT | ROW | APT | ROW | APT | TOTAL ROW | TOTAL APT | GRAN TOTA |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pending Starts | | 137 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 14 |
| STARTS | - Current Month | 146 | 6 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 0 | 17 |
| | - Year-To-Date 1996 | 1216 | 64 | 149 | 134 | 0 | 0 | 0 | 0 | 0 | 283 | 0 | 156 |
| | - Year-To-Date 1995 | 1035 | 24 | 232 | 0 | 0 | 0 | 0 | 0 | 39 | 232 | 39 | 133 |
| Under Construction | - 1996 | 555 | 26 | 69 | 124 | 0 | 0 | 0 | 0 | 0 | 193 | 0 | 77 |
| | - 1995 | 429 | 6 | 124 | 0 | 0 | 0 | 0 | 0 | 27 | 124 | 27 | 58 |
| COMPLETIONS | - Current Month | 77 | 8 | 29 | 12 | 0 | 0 | 0 | 0 | 0 | 41 | 0 | 12 |
| | - Year-To-Date 1996 | 1065 | 42 | 204 | 12 | 0 | 0 | 0 | 0 | 27 | 216 | 27 | 135 |
| | - Year-To-Date 1995 | 1044 | 40 | 151 | 36 | 0 | 0 | 4 | 8 | 106 | 195 | 110 | 138 |
| Completed & Not Absorbed | - 1996 | 70 | 6 | 4 | 0 | 12 | 0 | 1 | 0 | 0 | 4 | 13 | 9 |
| | - 1995 | 77 | 5 | 10 | 8 | 16 | 0 | 1 | 0 | 0 | 18 | 17 | 11 |
| Total Supply | - 1996 | 762 | 32 | 79 | 124 | 12 | 0 | 1 | 0 | 0 | 203 | 13 | 101 |
| | - 1995 | 726 | 11 | 169 | 8 | 16 | 0 | 1 | 0 | 27 | 177 | 44 | 95 |
| Absorptions | - Current Month | 78 | 7 | 25 | 12 | 0 | 0 | 0 | 0 | 0 | 37 | 0 | 12 |
| | - 3 Month Average | 111 | 6 | 5 | 0 | 1 | 0 | 0 | 0 | 0 | 5 | 1 | 12 |
| | - 12 Month Average | 88 | 2 | 18 | 1 | 0 | 0 | 0 | 0 | 3 | 19 | 3 | 11 |


Lake Simcoe
GEORGINA ISLANDS
GEORGINA
NEW TECUMSETH
BRADFORD WEST GWILLIM-BURY
EAST GWILLIMBURY
UXBRIDGE
NEW-MARKET
AURORA
WHITCHURCH-STOUFFVILLE
ORANGEVILLE
KING
CALEDON
RICHMOND HILL
VAUGHAN
MARKHAM
PICKERING
AJAX
BRAMPTON
HALTON HILLS
North York
METROPOLITAN
Scarborough
Etobicoke
York
Toronto
E. York
TORONTO
MISSISSAUGA
MILTON
OAKVILLE
N
Lake Ontario
0 6 12 km
0 4 8 mi.

TORONTO CMA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Canada Mortgage and Housing Corporation Offices
Bureaux de la Société canadienne d'hypothèques et de logement
Branch Boundary
Limite d'un bureau
Local Office Boundary
Limite d'un bureau local
▲ Local Office/ Bureaux Local:
Oshawa
● Branches/Succursales:
Hamilton
London
Ottawa
Sudbury
Thunder Bay
Toronto
ALGOMA
Sudbury
SUDBURY
MANITOULIN
GEORGIAN BAY
LAKE HURON
PARRY SOUND
NIPISSING
QUEBEC
PRESCOTT
RUSSELL
GLENGARRY
STORMONT
DUNDAS
Ottawa
OTTAWA-CARLETON
RENFREW
LANARK
GRENVILLE
LEEDS
FRONTENAC
LENNOX AND ADDINGTON
Kingston
HASTINGS
HALIBURTON
MUSKOKA
PETERBOROUGH
VICTORIA
NEW YORK
PRINCE EDWARD
NORTHUMBERLAND
DURHAM
Oshawa
SIMCOE
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GREY
BRUCE
DUFFERIN
YORK
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WATERLOO
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PERTH
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MINNESOTA
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